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December 18, 2015

SENT VIA WWW.GRANTS.GOV

Re: Application for an U.S. EPA Brownfields Cleanup Grant for the Park District of Forest Park's Former Roos Property Site, Forest Park, IL

To Whom It May Concern,

The Park District of Forest Park, Illinois (PDFP) is pleased to submit this application to the United States Environmental Protection Agency (U.S. EPA) for a \$200,000 Cleanup Grant for the Former Roos Property.

The property was first developed almost 100 years ago and has been used for commercial and light industrial purposes. When obtained, the property had been abandoned for over 4 years, the large three story building located there was structurally unsound and unsafe, and the site was an attractive nuisance and an eyesore for the community. Due to exceptionally unsafe conditions, including collapse of part of the roof and a wall that occurred during a severe storm soon after the PDFP acquired the property, the Village of Forest Park ordered an emergency demolition of the building in order to prevent the building from collapsing onto an adjacent railroad and expressway, to protect homeless people and vandals that frequented the property and to protect the public. The PDFP enrolled the property into the Illinois EPA's Site Remediation Program (SRP) in order to seek a Comprehensive No Further Remediation letter. Previous environmental investigations, including by the PDFP, indicate that soil at the property contains (1) low levels of metals, polychlorinated biphenyls (PCBs), and polynuclear aromatic hydrocarbons at concentrations exceeding residential soil cleanup levels over a widespread area, and (2) high levels of volatile organic compounds (VOCs) at depth in an isolated area. Substantial Phase II activities were completed for the site prior to purchase; however, additional assessment was also needed and conducted under a U.S. EPA Brownfields Assessment Grant to fulfill SRP requirements and better define the areas requiring cleanup to minimize remediation costs.

There is a significant need to remediate and redevelop the Former Roos Property for the benefit of the applicant, the PDFP, and the Village of Forest Park and its residents. For example, it is expected that part of the site will be used as open space. The Village of Forest Park, the community primarily served by the PDFP, has significantly less open space per capita than the national average due to its urban setting. Development of the Former Roos Property by the PDFP has a high



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probability of success. The PDFP has successfully developed tracts of land immediately adjacent to and west of the Former Roos Property that include baseball fields, an aquatic center, tennis courts, soccer area, and playground areas.

The following information applies to the PDFP's grant application:

Applicant Identification: Park District of Forest Park, 7501 Harrison Street, Forest Park, IL, 60130

Applicant DUNS Number: 113988257

Funding Requested: \$200,000 for Site-Specific Cleanup Grant (Hazardous Substances/No waiver requested)

Location Served: Forest Park, Cook County, IL

Property Name and Side Address: Former Roos Property, 7329 Harrison Street, Forest Park, IL, 60130

Project Director:
Larry Piekarz
Executive Director
Park District of Forest Park
Phone: (708) 366-7500 x12
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Highest Ranking Elected Official:
Cathleen McDermott
President, Board of Commissioners
Park District of Forest Park
Phone: (708) 366-7500
Email: rsansone@pdofp.org

Submittal Date: December 18, 2015

Project Period: Three Years

Population: 14,196

Other Factors: Firm leveraging commitments (see checklist)

Thank you for your consideration of the Park District of Forest Park's grant application. We look forward to partnering with the U.S. EPA at the Former Roos Property to allow for all the additional health, environmental, and social benefits that can be recognized by cleaning up the site.

Sincerely,

Cathleen McDermott
President, Board of Commissioners
Park District of Forest Park

Appendix 3 Cleanup Other Factors Checklist

Name of Applicant: Park District of Forest Park

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	9
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

Ranking Criteria for Cleanup Grants

V.B.1 COMMUNITY NEED

V.B.1.a Targeted Community and Brownfields

V.B.1.a.i Targeted Community Description

The Park District of Forest Park (PDFP) is submitting this Brownfield Cleanup Grant application to request funds for the cleanup of the Former Roos Property located at 7329 Harrison Street in Forest Park, IL. The PDFP is a unit of local government and is a separate and distinct entity from the Village of Forest Park (Forest Park), though the boundaries of the PDFP are essentially co-terminous with those of Forest Park. Although the PDFP primarily serves the residents of the Village of Forest Park, people from other mostly neighboring communities also use PDFP facilities and, as is the case for all Illinois park districts and as is provided by Illinois law, the PDFP holds its property in trust for all of the people of the State of Illinois. The PDFP intends to develop the Former Roos Property for recreational use by the residents of these target communities.

The Village of Forest Park is located both north and south of the I-290 expressway, about 10 miles west of downtown Chicago and less than 2 miles from Chicago's western boundary. Forest Park has a very rich history dating back to the first settlers in 1856, when its boundaries included parts of River Forest and Oak Park. The community (formerly part of a larger town called Harlem) officially became incorporated under the name of Forest Park on April 17, 1907. Several large industrial factories were established in the Village in the early 1900s, including the Roos Cedar Chest factory which was built in 1918 and the Ferrara Pan Candy Company, which still is in operation and is located east of the Former Roos Cedar Chest factory.

V.B.1.a.ii Demographic Information

The Village has a population of approximately 14,196 residents from racially and socially diverse backgrounds. The population of African Americans is approximately double the Illinois average, and the Village is the home to the second largest same sex couple population per capita in Illinois and 100th largest same sex couple population per capita in the U.S. Demographic data for the Village of Forest Park is provided in the table below.

	Target Community/ Census Tract	County/City	State	National
Population (2014 Estimate)	14,196	5,246,456	12,880,580	318,857,056
Civilian Labor Rate	74.9	66.3	65.9	63.5
Poverty Rate	9.1	17.8	14.4	14.8%
Percent Minority	44.8%	44.6%	28.5%	27.6%
Median Household Income	\$50,749	\$54,828	\$57,166	\$53,482

Source: U.S. Census Bureau QuickFacts

V.B.1.a.iii Brownfields

For almost a decade the Former Roos Property has been nuisance and is an eyesore for the community. The property is located adjacent to existing PDFP park facilities and across from commercial and retail business. Single and multiple family housing are located nearby. The property was initially developed with the Roos Cedar Chest factory in 1916. Circa early 1960s, the building was occupied by a lithograph printing company and multiple other businesses including Fisher Pen Company. Throughout the years, the building was expanded, and as recently as 2005, covered approximately 90 to 95 percent of the property. In 2005, a developer attempted and failed to convert the Roos building into lofts and townhomes. During this time, most of the building additions were demolished, leaving the oldest portions of the building intact. As commercial foreclosure worked its way through banks and courts for years, the building fell into disrepair. In addition, a significant amount of open dumping occurred on the property. Due to exceptionally unsafe conditions, including collapse of part of the roof and a wall that occurred during a severe storm soon after the PDFP acquired the property, the Village of Forest Park ordered an emergency demolition of the building in order to prevent the building from collapsing onto an adjacent railroad and expressway, to protect homeless people and vandals that frequented the property and to protect the public. The buildings have been deconstructed to grade.

Assessment efforts have identified the presence of a 3 to 5 foot thick fill layer across the property that contains low level polynuclear aromatic compounds, polychlorinated biphenyls, pesticides, and metals. In addition, an area of soil and perched groundwater impacted with high concentrations of chlorinated solvents located near the central portion of the property has been identified. The source of the solvents is unknown.

Cleanup activities will occur in two phases. The first phase will include excavating, treating, and disposing of hot spot soils containing chlorinated solvents and PCBs. This phase was completed in October/December 2015 at a cost of approximately \$0.5 million. This cost was substantially more than anticipated when the PDFP purchased the property. The second phase of cleanup will involve placing engineered barriers over contaminated soil and placing institutional controls on the property to prevent future exposure to contaminants.

V.B.1.a.iv Cumulative Environmental Issues

The Village of Forest Park is located in Cook County along the Eisenhower (I-290) Expressway in the near western suburbs of Chicago, Illinois. Cook County has for decades been in severe or moderate nonattainment of ozone and particulate national ambient air quality standards due to automobile transportation and industrial and utility activities in the county. Residents in villages located along major expressways like I-290, including Forest Park, have been exposed disproportionately to higher levels of air pollutants than residents of outlying suburbs of Chicago that use the expressway. In addition, the Illinois Department of Transportation is in the process of developing alternatives for improvements for I-290, and all alternatives that have been developed include adding two additional lanes.

The International Agency for Research on Cancer (IARC) has classified outdoor air pollution as a carcinogen. The IARC is part of the World Health Organization, and is one of the primary sources for information on cancer-causing substances. In its evaluation, the IARC concluded that outdoor air pollution causes lung cancer and is also linked to an increased risk for bladder cancer. It also classified a major component of outdoor air pollution ó particulate matter ó as a

carcinogen on its own. The IARC evaluation showed an increasing risk of lung cancer with increasing levels of exposure to outdoor air pollution and particulate matter. Based on proximity to the expressway, residents of Forest Park have been disproportionately exposed to outdoor air pollution and particulate matter.

The Illinois Department of Transportation is currently evaluating four alternatives for improving transportation along the I-290 corridor, all of which include expanding the expressway from three to four lanes. This expressway serves as a major thoroughfare from the Chicago Western suburbs to the City of Chicago, but many Forest Park residents use the elevated train including going to work. The public and the environment will benefit by eliminating exposure or potential exposure to hazardous substances at the Former Roos Property. This has the potential to offset the impacts associated with additional pollution from added traffic on the expressway, addressing environmental justice concerns.

V.B.1.b Impacts on Targeted Community

The Former Roos Property has been a problem site in Forest Park for years. The Former Roos Property has been abandoned for a number of years and redevelopment stopped on the property. The property fell into significant disrepair and became a public health issue due to fly dumping and trespassing; however, transfer of the property was delayed after the failure of the bank holding the loan and subsequent acquisition of the loan by another bank. The PDFP could have acquired other sites. However, it chose this site, not only because it is adjacent to its main recreational facilities and promotes livability principles (as discussed in Section V.B.4.b.ii), but also to help solve the problems this particular site has posed for Forest Park and the Forest Park community. Forest Park continues to lose tax revenues due to both the loss of industry and the failed residential development. In addition, potential exposure to contamination was not being addressed.

The site investigations (see Section V.B.2.a.) at the Former Roos Property indicated that soil and groundwater in a limited area at the site contain tetrachloroethene (PCE) and trichloroethylene (TCE), which are known carcinogens. PCE and TCE may cause an indoor or outdoor air inhalation concern or a direct contact concern based on how the property is developed. The soil at the site also contains low levels of metals, polynuclear aromatic compounds (PNAs), and polychlorinated biphenyls (PCBs) that are present at concentrations that exceed Illinois EPA residential standards. Future contact with these contaminants would cause an unacceptable exposure to potential receptors at the property unless they are properly remediated.

The Former Roos Property is located adjacent to the PDFP's Central Facility. Sensitive populations include children and adults with special needs, children, and pregnant women that use the park facilities. The PDFP is an active member of the West Suburban Special Recreation Association (WSSRA). The PDFP provides recreational programs for adults and children who have a physical impairment, a mental disability, or any other type of disability. The PDFP holds these programs, as well as before and after school camps and children's classes in a building located about 90 feet west of the Former Roos Property. Contaminated soil and dust may impact these sensitive populations both inside and outside the building during recreational and craft activities. The immune and respiratory systems of children with special needs may be especially vulnerable to contamination at the Former Roos Property.

V.B.1.c Financial Need

V.B.1.c.i Economic Conditions

According to the 2010 census, the total population for Forest Park is 14,167 residents, which is 1,521 (11 percent) fewer residents than reported in the 2000 census. In 2007, the U.S. Department of Defense closed the Forest Park Naval Reserve Center and transferred 350 reservists stationed in Forest Park to the Great Lakes Naval Reserve Center in North Chicago, Illinois. The loss of the reservists stationed at the Naval Center and their families, and the continuing negative impacts of the loss of the tax base from industrial and commercial entities operating on the Roos property, places significant financial burdens on Forest Park residents, including that of increasing taxes at the same time that they find their incomes have become stagnant. In addition, extensive costs have been expended for assessment and the first phase of the cleanup (see Section V.B.1.a.iii.) Funding the cleanup of the site, and redeveloping the property, presents a hardship for the residents. However, this is one that they have volunteered to bear since they overwhelmingly approved a referendum permitting the PDFP to increase its taxing authority. Without this, there would be far fewer potential options for redeveloping this site into a public park and apparently no other options to redevelop the site in other ways. The stigma of being a contaminated site likely has caused people to avoid use of or interest in the property since it appears there has been no private interest in acquiring and cleaning the site, as evidenced by the fact that the bank with the outstanding mortgage was the only entity that bid for the site at the sheriff's foreclosure sale.

V.B.1.c.ii Economic Effects of Brownfields

This grant will help increase the chances of redeveloping this property into a public park facility. Since the referendum passed, the PDFP has learned in great detail that representations originally made by the first bank that was the holder of the mortgage note regarding the site were not accurate and that the property is contaminated with hazardous substances. Rather than deter the PDFP and at the urging of the public, the PDFP went ahead with its plans and sought to acquire the property, never imagining that it would take over three years of costly legal wrangling to consummate the acquisition through purchase of the certificate of sale after commencement of foreclosure proceedings, judgment of foreclosure and sheriff's sale. Without these significant efforts and costs, Forest Park, the Forest Park Community and the PDFP would not receive the economic benefits that a property with an NFR letter will provide.

This grant will help turn this property from a property that is not and cannot be used to one that is very productive, including from an economic perspective. This project represents a "shovel-ready" project that can proceed into construction upon award of the cleanup grant. Park facilities are used not only during the week but also during evenings and on weekends. This will attract many people, as is the case for the PDFP's nationally recognized and successful softball tournament, promoting the economy by added employment of people and added use and sale of sports equipment and gear, food services and even hotels. Development of the project will also provide and anticipated 10 to 15 jobs to operate and maintain the fitness center.

V.B.2 PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

V.B.2.a Project Description

The Former Roos Property is being redeveloped as a public park facility. Previous Phase II investigations that have been conducted at the site evaluated the likely areas of contamination

and focused on volatile organic compounds, PAHs, and metals as these are typical constituents based on the historical site uses. The documents associated with the Phase II investigations previously conducted at the property are listed in the table below.

Report Date	Document Title or Description	Author
7/7/2006	Summary of findings of Limited Phase II Environmental Assessment	Van Allen Consulting Inc.
4/25/2007	Letter to Weyerhaeuser Realty Investors describing visual inspection of suspect UST on subject property.	Van Allen Consulting Inc.
5/7/2007	Letter to Weyerhaeuser Realty Investors summarizing Additional Phase II Environmental Site Assessment	Van Allen Consulting Inc.
May / Dec. 2007	Figures and Table depicting sample locations and data compiled during Site Investigation	Van Allen Consulting Inc.
3/7/2008	Site Investigation / Remediation Objectives Report	Van Allen Consulting Inc.
1/6/2012	Updated and Final Limited Subsurface Investigation Report	PES Associates Inc.
2/13/2012	Shallow Soil Investigation Summary	St. John-Mittelhauser & Associates (SMA)
Dec. 2014	Draft Phase II Environmental Site Assessment Report	SMA

These Phase II investigations have provided a good understanding of the contamination at the site. However, because the type of development has been revised from a residential condominium building to public park land since the time of the previous Phase II site investigations, the PDFP has enrolled in the Illinois EPA Site Remediation Program (SRP) and elected to pursue a comprehensive No Further Remediation (NFR) Letter.

The Illinois SRP is a voluntary program, and provides Remediation Applicants (i.e., any persons seeking to perform investigative or remedial activities) the opportunity to receive agency review, technical assistance and No Further Remediation (NFR) determinations. The Illinois EPA is authorized to issue NFR letters to the Remedial Applicants who have successfully demonstrated, through proper investigation and, when warranted, remedial action, that environmental conditions at their remediation site do not present a significant risk to human health or the environment. The PDFP entered the SRP in August 2013 as a good faith effort to work with the State regulatory authority to ensure that the site was assessed and cleaned up to meet Illinois EPA standards and be safe for future recreational users of the property. The PDFP is seeking to obtain a comprehensive NFR determination to best protect recreational users. The SRP requires that additional assessment be conducted to confirm that soil or groundwater at the site do not contain any constituents in the SRP's Target Compound List, which also includes compounds such as pesticides, PCBs, and other metals and inorganic compounds, at concentrations that are not protective of human health and the environment. Additional assessment activities were also proposed to evaluate the VOC contamination at the

site to minimize the amount of soil excavation required. The PDFP submitted and received approval from the Illinois EPA of its Comprehensive Site Investigation (CSI) Work Plan in August 2013. The work described in the CSI WP was completed in December 2014 under a Brownfields Assessment Grant received from the U.S. EPA in Summer 2014.

The information obtained by performing the CSI permitted the PDFP to develop a final plan for the Former Roos Property which includes community input and fitting the plan for the site with the PDFP's current park facilities. The PDFP has already obtained community input at the time of the referendum, through community meetings, and through the use of a community survey. At this time the PDFP expects that a building will be constructed at the site that will likely serve as a gymnasium/fitness center with a multipurpose room and that the site will also be used for open space and soccer field. This project will require close planning and coordination of the environmental cleanup with the site redevelopment so that the future building and paved surfaces can, if required by the plan that is developed and assuming available funding, serve as engineered barriers. Other areas of soil that exceed applicable cleanup standards will likely, depending on the site's plan and available funding, be remediated by treatment, removal and/or covered by geotextile and/or topsoil and grass to provide open space, or greenspace, for the community.

V.B.2.a.i Existing Conditions

The subject property, approximately 2.5 acres, was developed circa 1916 with a three-story timber frame building, brick exterior, with a partial basement amounting to about 100,000 square feet of space. The exterior areas were generally overgrown with weeds and bushes, and covered with deconstruction debris and soil piles. The building has been deconstructed to grade, and timbers and common brick were salvaged for sale and reuse. Scrap metal and iron was also recycled.

An extensive amount of assessment has been conducted at the property between 1999 and 2014 and includes four Phase I ESAs and two Phase II investigations; a Focused Site Investigation, Remediation Objectives Report, and Remedial Action Completion Report for the Illinois EPA SRP; two subsequent Phase II assessments; and a CSI for the Illinois SRP. The Phase I ESAs identified a number of Recognized Environmental Conditions, and the Phase II assessments have identified multiple hazardous substances in soil and groundwater including tetrachloroethene, trichloroethene, vinyl chloride, 1,1-dichloroethane, cis-1,2-dichloroethene, benzene, toluene, acetone, methylene chloride, 16 polynuclear aromatic hydrocarbons (PAHs), 7 metals, and PCBs, all exceeding exposure routes for soil ingestion and inhalation, groundwater ingestion, and/or background concentrations. PCE concentrations in soil also exceeded the soil saturation limit, and were detected as high as 8 percent (80,000 ppm).

The current property owner, PDFP, which acquired the property after the hazardous substances became located at the site, has developed potential options for site redevelopment. The options are subject to proceeding through the SRP program and obtaining more community input; however, at this time the reuse options include, but are not limited to, deconstruction of the existing building to grade, construction of a building that will likely serve as a gymnasium/fitness center, open grassy area/soccer area, walking paths, and a covered bicycle parking area for Chicago Transit Authority commuters. This redevelopment will complement the adjoining 16.5 acre park facility, the Community Park, owned and operated by the PDFP.

V.B.2.a.ii Proposed Cleanup Plan

The cleanup will be conducted under the Illinois EPA SRP. The site is underlain with approximately 3 to 5 feet of fill containing PAHs, metals, PCBs, and chlorinated VOCs exceeding residential remediation objectives for the soil ingestion and soil migration to groundwater exposure routes. Depending on the final plan and available funding, it is expected that at least some of this fill material will be covered with engineered barriers consisting of the future building and paved areas. The remainder of the material will be removed and/or covered with soil and/or an engineered barrier consisting of geotextile covered with 1.5 feet of topsoil and grass. An area of soil and groundwater contaminated with high concentrations chlorinated hydrocarbons was remediated in October/November 2015. This soil exceeded the soil saturation limits and outdoor inhalation cleanup objectives and was excavated for offsite disposal. Several small soil areas containing PCBs were also excavated for off-site disposal. The Village has an ordinance that prohibits the use of groundwater for potable uses, and therefore the groundwater ingestion exposure route can be excluded. After the cleanup is completed, PDFP will submit the required reports and documentation in its efforts to secure a Comprehensive NFR Letter.

The proposed cleanup will utilize green remediation techniques to protect human health and the environment. U.S. EPA's Superfund Green Remediation Strategy (September 2010) lists "Pursue ways to reduce the use of natural resources and energy during remedial actions and when developing cleanup alternatives" as a key initiative in the strategy. The cleanup proposed for the Former Roos Property meets this initiative by (1) reducing energy and greenhouse gas emissions by containing the majority of contaminated soil on the property below engineered barriers instead of sending the soil off site for disposal, and (2) reducing the amount of clean soil that would need to be transported to the site, graded, and compacted. Using the U.S. EPA's Waste Reduction Model (WARM) Web-based calculator and assuming 12,700 tons of contaminated soil will be diverted from a landfill 30 miles from the site, the amount of GHG gases would be reduced by 139 metric tons of carbon by containing the soil on the Former Roos Property.

The planning process has identified strong resident interest in the expansion of the existing parks and recreation system. The planning process has included meetings in February and March 2014 and a community survey for which 45 households representing 130 residents responded. In addition, the community has demonstrated its strong support for the project with a 60 percent approval of a PDFP referendum authorizing the purchase and redevelopment of the property and providing increased taxing authority to do so. Local, state and federal officials have also strongly supported this project, as demonstrated by the receipt of a federal U.S. EPA Brownfields Assessment Grant and an Illinois Park and Recreational Facility Construction Grant (see Section V.B.2.c for additional information concerning these grants).

V.B.2.b Task Description and Budget Table

The cleanup grant will help fund the remediation required to secure a Comprehensive No Further Remediation letter from the Illinois EPA. It will also increase the chances that this project will be completed as planned. As the total estimated cleanup cost exceeds the maximum grant of \$200,000, the PDFP is committing to greater than a 20 percent cost share. There are several remedial options but it is expected that the PDFP's share will total at least \$141,544. This share will come from tax levies from the approved referendum.

The individual tasks are described.

Task 1: Programmatic Tasks

This task includes 1) preparation of the Community Relations Plan and finalizing the Analysis of Brownfields Cleanup Alternatives (ABCA) [\$3,500]; 2) preparation of an estimated 3 quarterly progress reports and a final report for the EPA [\$9,000]; and 3) preparation of the site cleanup bid documents, review of bid responses, and negotiating a contract with the successful bidder [\$9,000].

Task 2: Site Cleanup

This task includes the 1) grading of the site in preparation for installation of engineered barriers over contaminated fill materials containing PAHs, PCBs, and metals (\$18,000); 2) disposal of construction debris and spoils during site preparation (\$19,000); 3) covering an estimated 49,000 square feet of open area (not covered by future building and parking lot) with a geotextile overlain with 1.5 feet of topsoil and grass (\$232,544); and 4) construction of a subslab depressurization system (\$13,000).

Task 3: Illinois EPA Reporting

This task includes the preparation of the Remedial Action Completion Report required by the Illinois EPA Site Remediation Program (\$30,000).

Task 4: Illinois EPA Review Fees

This task is to cover the Illinois EPA's costs for their review and evaluation services (estimated at 30 hours at \$175/hr totaling \$5,250) and the NFR letter assessment fee (\$2,250).

A budget table reflecting the minimum remedial costs is provided below. A description of the project tasks follows the table.

Budget Categories (programmatic costs only)	Project Tasks				Total
	Task 1: Programmatic Tasks	Task 1: Site Cleanup	Task 2: Illinois EPA Reporting	Task 4: Illinois EPA Review Fees	
Personnel	\$4,500	\$0	\$0	\$0	\$4,500
Fringe Benefits	\$0	\$0	\$0	\$0	\$0
Travel	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$17,000	\$282,544	\$30,000	\$0	\$329,544
Other (Illinois EPA review fees)	\$0	\$0	\$0	\$7,500	\$7,500
Total	\$21,500	\$282,544	\$30,000	\$7,500	\$341,544
Cost Share	\$8,910	\$117,093	\$12,433	\$3,108	\$141,544

Plan for Tracking and Measuring Progress Towards Project Outputs and Outcomes

To measure and document the successful implementation of the project, the PDFP will work with their environmental consultant to track and measure the progress of the project and report progress towards the attainment of the project outputs and outcomes to the EPA on a quarterly basis.

The following outputs will be tracked during this project:

- 1) Completion of the remediation bid documents and contractual agreements;
- 2) Finalization of the ABCA and Community Involvement Plan;
- 3) Capping contaminated soils in areas that will not be covered by the future building or paved surfaces with, subject to further review, geotextile, a foot of topsoil, and grass;
- 4) Preparation of quarterly status reports and the final report for EPA; and
- 5) Preparation of the Remedial Action Completion Report to the Illinois EPA.

The expected outcomes for this project include: 1) eliminate unattractive nuisance and community eyesore that poses a risk of injury to trespassers; 2) eliminate human exposure to the hazardous substances; 3) ready the site for redevelopment as a public park facility including a gymnasium/fitness center; 4) create much needed open, or green, space for the community; 5) secure a Comprehensive No Further Remediation letter for the property; and 6) create PDFP staff jobs for young adults between the ages of 18 and 24 and other age groups.

V.B.2.c Ability to Leverage

In 2010, a tax referendum passed authorizing the PDFP to purchase and redevelop the Former Roos Property and to do so by providing the PDFP increased taxing authority. The PDFP has been and will continue to collect those taxes and issue bonds for this project. However, the downturn in the economy has negatively impacted the ability of the PDFP to do this since the equalized assessed valuation of properties in Forest Park has markedly gone down in recent years. Also, after the referendum passed, the PDFP discovered and incurred costs not previously anticipated. First, even though the first bank/mortgagor involved in this matter represented that the property was clean, the PDFP discovered the contamination at the site. The minimum cost for remediation is outlined above. Second, the PDFP had to work for over three years to acquire the property and do so in a non-traditional manner in part due to issues concerning the site contamination, incurring unanticipated costs to accomplish this. The referendum passed with a 60 percent majority, indicating strong community support, which continues to this day.

In addition to the community support from the local residents via the referendum, the U.S. EPA and the State of Illinois have contributed grant money to support the assesement of contamination at the property and develop the property. In the summer of 2014, the U.S. EPA awarded the PDFP a grant for \$168,500 to assess the contamination at the property. The State of Illinois also awarded the PDFP a \$2.5 million construction grant and \$0.4 million grant to develop the property. Unfortunately, due to budget constraints, the State of Illinois has withheld disbursement of funds for the grants. The combination of local, state, and federal support for this project indicates that the project has a very high chance for success.

V.B.3 COMMUNITY ENGAGEMENT AND PARTNERSHIPS

V.B.3.a Plan for Involving Targeted Community & Other Stakeholders; and, Communicating Project Progress

The Village of Forest Park is in the process of updating its Community Plan. The planning process has identified strong resident interest in the expansion of the existing parks and recreation system. In addition, the community has demonstrated its strong support for the project with a 60 percent approval of a PDFP referendum authorizing the purchase and redevelopment of the property and providing increased taxing authority to do so. Local, state and federal officials have also strongly supported this project.

The PDFP has worked closely with the Friends of the Park to engage the public early in the project to develop potential options for redeveloping the Former Roos Property. The Friends of the Park was formed by local residents in 2010. The charter of the group is to provide public input into planning the development of the Former Roos Property after passage of a public referendum to purchase and develop the property. The group met with PDFP and Village officials to develop preliminary preferred options for developing the property. They will continue to be the primary community-based organization to provide input during the cleanup and development of the Former Roos Property.

As an Illinois unit of local government, the PDFP is subject to the requirements of the Open Meetings Act, and as such the public has been afforded timely notice of and opportunity to be present at meetings open to the public regarding the Park District's planned acquisition and redevelopment of the Former Roos Property. The PDFP publically notified the community of the application for this U.S. EPA Brownfields cleanup grant application and held a meeting to discuss options and seek public comment on December 17, 2015.

The PDFP will continue to engage the community throughout the project and discussions at meetings open to the public are covered by the local press. If awarded a cleanup grant, the PDFP will initially notify the community through its routine communication channels, including announcements on its website, describing the grant and the tasks to be completed, a project schedule, and other details concerning how the public may obtain more information concerning the project. The PDFP will work with the Friends of the Park to increase outreach into the community and provide ample time for the Friends of the Park to notify its members of upcoming public meetings.

V.B.3.b Partnerships with Government Agencies

The PDFP will make every effort to work with local and state environmental and health agencies regarding this project including obtaining their input on how best to remediate and redevelop the site. There is already close contact with Illinois EPA through the SRP. The Illinois EPA will be the primary regulatory agency responsible for reviewing the required reports. The PDFP will also coordinate with local (Village of Forest Park) and county (Cook County Department of Environmental Control [DEC]) as needed for local and county permits. The PDFP has been working closely with the Village of Forest Park to develop plans for the future park, and have worked with the Cook County DEC during the deconstruction of structures on the property. The PDFP will also work closely with the Illinois Department of Natural Resources (IDNR) to ensure that the project meets the recreational objectives of the IDNR.

The PDFP will also approach the local high school district in order to partner with them to offer opportunities to local high school students to learn about and participate in the evaluation of the site, remediation of the site and other planning and development of the site, including as to green construction and other ways to promote sustainable redevelopment.

V.B.3.c Partnerships with Community Organizations

The Friends of the Park met with PDFP and Village officials to develop preliminary preferred options for developing the property (see ABCA in Attachment F). They will continue to be the primary community-based organization to provide input during the cleanup and development of the Former Roos Property.

V.B.4 PROJECT BENEFITS

After the completion of the assessment activities and future cleanup, the Former Roos Property will be redeveloped into a mixed gymnasium/fitness center and/or open space area which will address the concerns discussed above. The gymnasium/fitness center will allow for year-round activities such as basketball, volleyball, a running track, and an exercise room. The PDFP currently offers a limited amount of indoor athletic programs available through cooperative agreements with the elementary school district. The new gymnasium/fitness center would greatly enhance the athletic and exercise options year round and therefore will have a significant impact to improving public health.

V.B.4.a Health and/or Welfare and Environment

Cleanup and redevelopment of the Former Roos Property as a public park facility has benefits for the health and welfare of the community and the environment. The examples of these benefits are many. The most obvious benefit will be the use of the property as a public park for open space and/or a gymnasium/fitness center. Forest Park contains much less open space per capita than the national average. Use of the property in whole or in part as open space, or to free up other PDFP property to be converted to open space, will benefit the community. Construction of a gymnasium/fitness center will help all in the community, but in particular will positively benefit children and young adults and promote their involvement in exercise and physical fitness, improving their health and positive self image. The site will be cleaned up consistent with Illinois law and will therefore protect the health of people and the environment.

The PDFP is an active member of the West Suburban Special Recreation Association (WSSRA). Fifteen park districts currently participate in WSSRA to provide recreational programs for adults and children who have a physical impairment, a mental disability, or any other type of disability. Through WSSRA, residents of all ages can participate in year-round programming specifically designed to meet their individual needs. The new gymnasium/fitness center facilities would be able to accommodate additional programs for the WSSRA and possibly provide room for administration functions for the association. Mr. Larry Piekarz, Executive Director for the PDFP, is a Past President of the WSSRA.

The cleanup of the site will also ensure that the property does not become a potential source of indoor air pollution due to intrusion of contaminant vapors into buildings constructed on the property. A limited area of VOC-contaminated soil exists at the site that could have served as a source of indoor contamination has been remediated. The PDFP's plan is to minimize exposure to the VOCs by (1) excavating and disposing of soil off site (already completed), and (2) installing subsurface barriers or removing vapors from the subsurface to prevent intrusion of the vapors into building(s) at the site. An engineered barrier will also be placed over soil that does not meet cleanup standards to prevent direct contact with contaminants in the soil.

V.B.4.b Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

V.B.4.b.i Planning, Policies or Other Tools

The PDFP plans to use sustainable practices when developing, constructing, and operating facilities at the Former Roos Property. The initial plan was to renovate and reuse a large portion of the building on Harrison Street for administrative and other purposes. However, the building fell into significant disrepair during the time required to obtain the property, including collapse of a part of the roof and a wall after the PDFP acquired the property. The PDFP preserved the columns at the entrance to the building for historic purposes. During

deconstruction activities, the PDFP sent about 100 tons of iron and steel, 65,000 board feet of timber, and over 200,000 bricks off site for salvaging and reuse. The PDFP also sent mixed debris off site for separation and recycling. Overall, over 79 percent of the structures at the property were diverted from landfills and incinerators during the deconstruction. The amount of carbon reduced by these reuse efforts were calculated using U.S. EPA's Waste Reduction Model (WARM) Version 12 (February 2012). As shown in the box below, deconstruction of the structures reduced greenhouse gases by approximately 561 tons of carbon.

Item	Emission Factor (MTCE/ton)	Quantity (tons)	Total GHG Emissions Reduced (MTCE)
Bricks reuse	0.28	400 tons	112
Steel reuse	1.8	100 tons	180
Timber reuse	2.02	130 tons	263
Mixed debris recycling	.01	580 tons	6
TOTAL			561

The PDFP intends to redevelop the site with sustainability in mind, employing green construction techniques consistent with LEED. The PDFP routinely seeks out consultants and contractors that are experienced in incorporating sustainability principles into projects. The PDFP has selected an architect using a Request for Proposal procurement where Incorporating Sustainability Concepts was the second most important selection criteria. The selected Architect, Williams Architects, is an accomplished architectural firm that has developed the plans for USGBC LEED-certified buildings.

The PDFP is a proponent of livability principles, especially as they relate to green remediation and climate change. The PDFP proposes to conduct additional assessment to reduce the volume of soil that will have been sent offsite to a landfill, thus reducing the emission of greenhouse gases. The PDFP also plans to consider incorporation of green construction techniques, consistent with LEED, for developing the site, including construction of a building. Those green construction techniques include, but are not limited to, reduction of impervious areas, capitalize on shared use of already available parking, incorporate the site into a centralized park campus including by offering alternative transportation options, reduce heat island effect, reduce light pollution, employ water reduction techniques in the building and at the site including by respectively using efficient plumbing fixtures and native plantings and water harvesting systems and optimize energy performance including through the building envelope and efficient mechanical systems. As described previously, as recently as 2005, this 95 percent of this property was under cover and collecting stormwater. The PDFP plans include building open, grassy areas that will reduce stormwater runoff in an area that is prone to flooding due to outdated combined sewer infrastructure.

V.B.4.b.ii Example of Efforts

The PDFP purposefully selected the Former Roos property for development due to its livability principles, especially as they relate to transportation choices. The property, as is much of the PDFP's main facilities, is centrally located in the Village of Forest Park and is easily reached by foot or bicycle. There is a bridge at Circle Avenue (which borders the Former Roos property) that allows Forest Park residents from both north and south of the Eisenhower

Expressway to walk or bike to the park. The park is also located next to the Harlem stop on the Chicago Transit Authority (CTA) Blue line. Commuters can exit the Harlem stop at Circle Avenue. In addition, the Illinois Department of Transportation has proposed to construct a bike path along the Eisenhower Expressway as part of the expressway expansion, which will allow residents from lower income neighborhoods in Chicago and Cicero to bike to the park facilities. Finally, the park is close to the Harlem Avenue exit of the Eisenhower Expressway and is easily reached by disabled persons in the western suburbs of Chicago served by the WSSRA.

V.B.4.c Economic and Community Benefits

V.B.4.c.i Economic or Other Benefits

Cleanup and redevelopment of the property is a shovel-ready project that will result in immediate economic benefits to the community. Redevelopment of the property will also provide employment opportunities and a positive impact to property values in the area. The PDFP anticipates that an additional 10 to 15 employees and contractors will be hired to operate and maintain the facilities that will be located at the property. Past hiring needs indicate that an important percentage of PDFP employees will be in the 16 to 24 year old age group, which is the most underemployed age group in the U.S. The Former Roos Property is located near the Harlem Avenue train stop, which makes it easy for employees to travel to and from lower income areas east of Forest Park, such as Cicero and Chicago. Fees will be generated for the PDFP by classes, sports leagues and/or activities held at the gymnasium. It is expected that increased activity at PDFP facilities will require more sports equipment and gear and local food services, as well, as described above, possibly added business for hotels.

As discussed in Section V.B.4.a, the WSSRA may be one partner that has access to and uses the facilities at the gymnasium/fitness center. The WSSRA serves the physically and mentally disabled community by providing resources and programs geared to the special needs of the disabled. Because WSSRA participants often have unique needs, full-time WSSRA Recreation Specialists, all of whom have degrees in Therapeutic Recreation or a related field, develop the programs. The gymnasium/health center will be handicapped accessible.

Non-economic benefits would also be realized through the addition of open, green space. Redevelopment of the Former Roos Property enhances and promotes use of the PDFP's central sports facilities located west of the property as well. The PDFP's central sports facilities provide a significant percentage of the park district's acreage for Forest Park.

V.B.4.c.ii Job Creation Potential: Partnerships with Workforce Development

The PDFP hires a significant amount of young (16 to 24 years old) employees locally and it is anticipated that the majority of jobs created will be filled by local residents within this age group. The PDFP will also approach the local high school district in order to partner with them to offer opportunities to local high school students to learn about and participate in the evaluation of the site, remediation of the site and other planning and development of the site, including as to green construction and other ways to promote sustainable redevelopment.

V.B.5 PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

V.B.5.a Programmatic Capability

Mr. Larry Piekarz, the Executive Director for the PDFP and his supporting professional staff, will oversee and manage this project. Mr. Piekarz started working at the PDFP in 1989 and has served as the Executive Director since 2007. Mr. Piekarz is the project manager for the PDFP's

current site assessment grant with the U.S. EPA. Much of the site assessment work has already been successfully completed. The PDFP staff will assess, clean up, and develop the property with outside professionals, in a team approach increasing the number of team members over time in order to efficiently and cost effectively provide the necessary services. A team approach was used to complete the purchase of the Former Roos Property. Members of this team that have already provided legal and technical assistance on the project include the PDFP's law firm and an environmental consultant which assisted on conducting due diligence, including the all appropriate inquiry, and navigating through the acquisition and foreclosure proceedings. Both of these firms have provided more than 3 years of substantive work on investigating the environmental conditions and acquiring the property. More recently a well-regarded and experienced owner's representative firm was added to the team to be responsible for overseeing construction and advising the PDFP on the "big picture" of the project. An architectural firm has also been added to the team.

The PDFP awarded a contract to SMA for environmental consulting services in September 2013 to prepare a work plan and complete the Phase II site investigation for the site. The contract was awarded on a sole source basis due to the excellent work that SMA completed during the prior three years involving the All Appropriate Inquiries work and the Phase I and Phase II assessments. This contract preceded the PDFP's decision to apply for a Brownfield Cleanup Grant. Contracts for construction activities have not been awarded. The PDFP will follow the competitive procurement provisions in 40 CFR Parts 30 and 31 to procure any additional contractors for the project. In addition, the PDFP will require that its existing contractors follow these provisions by modifying contracts with existing team members. SMA is a small business with a primary NAICS code of 562910 and has worked extensively with women-owned, small, and small, disadvantaged contractors. Additionally, the principal engineer for the project, Mr. Michael Johnson, P.E., has 18 years of experience working on U.S. EPA's remedial response and emergency response contracts and has procured many subcontractors using U.S. EPA's Federal Acquisition Regulations.

The PDFP staff has applied for, obtained and administered an OSLAD grant (refer to Section V.B.5.C.ii) and has managed an environmental (underground storage tank) project, all successfully. The environmental consultant has extensive experience, both in the public and private sectors, at conducting remedial activities. More than one person at both the PDFP and the environmental consultant are working on this project, which protects against the unlikely chance of there being employee turnover, which would impact the successful administration of the grant and completion of the project.

The PDFP professional staff is overseen by an independently elected Board of Park Commissioners. The Board of Park Commissioners meets monthly to institute policymaking that reflects the needs and interests of residents. The Board of Park Commissioners has the final say in approving all PDFP expenditures.

V.B.5.b. Audit Findings

The PDFP has never received any adverse audit findings.

V.B.5.c. Past Performance and Accomplishments

V.B.5.c.i Currently or Has Ever Received and EPA Brownfields Assessment, Revolving Loan Fund, or Cleanup Grant

The PDFP received a FY14 U.S. EPA Brownfields Assessment grant.

1. Compliance with Grant Requirements

The PDFP moved quickly to obtain an approved Quality Assurance Project Plan and conduct the field work associated with the site assessment. The PDFP has complied with the requirements of the approved Work Plan schedule and budget. Much of the site assessment work was completed in the first quarter of receipt of the award. The data collected has been provided to the facility designers to allow for their inclusion of the results into their design. The project was completed within the expedited project schedule. The PDFP has submitted all required assessment progress reports required to date.

2. Accomplishments

The PDFP was able to prepare and receive approval for a Quality Assurance Project Plan and complete the field work within the first quarter of the Cooperative Agreement. The outputs and outcomes were included in the first quarter report. The results will also be used to prepare reports required under the Illinois SRP. The PDFP was able to quickly move the project from the assessment phase to the cleanup phase and has completed the first phase of cleanup at the site.

V.C. OTHER FACTORS

The PDFP has demonstrated through the passage of a referendum in 2010 that it has a firm leveraging commitment for developing the property. The residents overwhelmingly approved the referendum, which demonstrates strong support for improving the land for the economic and aesthetic benefit and wellbeing of all the residents of the village and other recreational users of the property.

ATTACHMENT A
Threshold Documentation

ATTACHMENT A

THRESHOLD CRITERIA

III.A Who Can Apply?

The Park District is a Government Entity Created by State Legislature and is therefore eligible to apply for Brownfields Grants. The Park District of Forest Park (PDFP) was created by a referendum on November 6, 1934 and was officially entered into the records of the Cook County Court on November 14, 1934. As stated in the court order, it was created under an Act of the General Assembly of the State of Illinois entitled “An act to provide for the organization of park districts and the transfer of submerged lands to those bordering on navigable water”, approved June 24, 1895, in force July 1, 1895, as amended April 22, 1899 and May 13, 1905, and June 19, 1909. The court order establishing the PDFP is provided in Attachment H to this application.

III.B Site Eligibility

III.B.1 Basic Site Definition

As stated in the FY16 Guidelines for Brownfields Cleanup Grants, the Brownfields Law defines a “Brownfield Site” as: “...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” The PDFP received a FY14 assessment grant for the Former Roos Property located at 7329 Harrison Street, Forest Park, IL. Previous environmental investigations, including by the PDFP, indicate that soil at the property contains (1) low levels of metals, polynuclear aromatic hydrocarbons (PAHs), and polychlorinated biphenyls (PCBs) at concentrations exceeding residential soil cleanup levels over a widespread area, and (2) high levels of volatile organic compounds in an isolated area. Brownfields field assessment activities were conducted in early December 2014. Remediation of “hot spot” areas of VOC contamination occurred in Fall 2015, but additional remediation of widespread, low level contamination is required. Assessment and remediation of the property will be required under the Illinois EPA Site Remediation Program (SRP) before redevelopment of the property for recreational purposes.

III.B.2 Property-Specific Determination for Eligibility

The Former Roos Property is not subject to a property-specific determination.

III.B.3 Hazardous Substances, CERCLA Liability, and Demonstration of a Bona Fide Prospective Purchaser

The Park District of Forest Park qualifies as a bona fide prospective purchaser and is not a potentially responsible party, or affiliated with any other person that is a potentially responsible party, for contamination at the Former Roos Property site under CERCLA Section 107. The PDFP was not the owner or operator of the Site at the time any hazardous substance became

located at the Site. The PDFP conducted a thorough investigation of the property compliant with All Appropriate Inquiry and other legislative requirements prior to acquiring the property. The PDFP will, as part of a process that has already started, (1) enter the site into the Illinois Site Remediation Program with the intention of obtaining a comprehensive No Further Remediation letter; (2) take reasonable steps with respect to hazardous substances; and (3) comply with any land use restrictions and institutional controls that may apply. Additional information is present under the Section titled “**Property Ownership Eligibility**” below.

III.B.4 Petroleum Site Eligibility

The Former Roos Property is not considered a petroleum site and this section is not applicable to this grant application.

III.C Threshold Criteria for Cleanup Grants

III.C.1 Applicant Eligibility

III.C.1.a Eligible Entity

As an Illinois unit of local government, the PDFP is eligible to apply for this grant. The court order establishing the PDFP is provided in Attachment H to this application. Additional information is provided in Section III.A. above.

III.C.1.b Site Ownership

The PDFP acquired the site through a court foreclosure proceeding initiated by Harris Bank, the current holder of the note and mortgage and the successor-in-interest to Amcore Bank. Amcore Bank was the original lender for the acquisition and development of the property. The development failed, the developer abandoned the property, and Amcore Bank initiated foreclosure proceedings. Amcore Bank subsequently failed, Harris Bank acquired Amcore’s interest in the note and mortgage, and substituted in as plaintiff in the foreclosure proceedings. Harris Bank litigated the foreclosure case, obtained a judgment, was the only bidder at a sheriff’s sale of the property and obtained a certificate of sale from the sheriff. The PDFP entered into a purchase and sale agreement with Harris Bank, and acquired the property at a closing on May 23, 2013, following Harris’ assignment of the certificate of sale and the issuance of a sheriff’s deed.

III.C.2 Letter from the State or Tribal Environmental Authority

A letter of support from the Illinois Environmental Protection Agency is included as an attachment to this application.

III.C.3 Site Eligibility and Property Ownership Eligibility

Site Eligibility:

III.C.3.a Basic Site Information

(a) Name of Site: Former Roos Property; (b) Address: 7529 Harrison Street, Forest Park, IL 60130; (c) Current Owner; Park District of Forest Park, IL; (d) Date of Ownership: May 21, 2013.

III.C.3.b Status and History of Contamination at the Site

III.C.3b.(a) Contamination Type

The site is contaminated with hazardous substances

III.C.3b.(b) Operational history and current use(s) of the site

The property was developed in circa 1916 and occupied by a company (Ed Roos Cedar Chest Company) that made cedar chests and other wood furniture. There were a series of additions either to the original building or as separate buildings, and circa early 1960s, the site was occupied by a lithograph printing company and multiple other businesses including Fisher Pen Company. The building continued to be expanded or additional buildings were built until greater than 90 percent of the property was occupied with buildings. As many as 27 different tenants occupied the building(s) ranging from professional offices to light manufacturing. Most of the building additions were demolished circa 2006, leaving the oldest portions of the building intact. The remaining building was a three story building with a partial basement and had a total of approximately 100,000 square feet. There was an effort to convert this remaining building into condominiums in circa 2007-2009, however, the development was not completed and the property was abandoned. A bank started foreclosure proceedings regarding the property but the bank failed. A second bank took over the first bank's mortgage and the foreclosure proceeding. The building fell into a state of significant disrepair. The roof had numerous leaks, which resulted in partial collapse of some of the supporting beams and eventually a portion of the roof and a wall collapsed. The PDFP obtained the property through a transaction with second bank at a closing on May 21, 2013. On June 28, 2013, the Village of Forest Park issued to the PDFP an emergency demolition order due to the recent roof and wall collapse of the building at the site. Deconstruction of the building is substantially complete.

III.C.3b.(c) Environmental concerns, if known, at the site

All hazardous substances present at the site became located there before the property was acquired by the PDFP. The site is underlain with approximately 3 to 5 feet of fill which contains polynuclear aromatic hydrocarbons (PAH) and metals exceeding remediation objectives for the soil ingestion exposure route. There is also an area of soil and groundwater contaminated with chlorinated hydrocarbons exceeding remediation objectives for the soil inhalation and groundwater ingestion exposure routes.

III.C.3b.(d) How the site became contaminated, and to the extent possible, describe the nature and extent of the contamination.

The site was first developed almost 100 years ago and has been used for commercial and light industrial purposes. The source of the fill materials containing PAHs, PCBs, and metals and the timing of its placement on the property is unknown. The area of fill material appears to be site-wide; however, its presence beneath the building footprint still needs to be investigated. The source of the chlorinated hydrocarbons and how it was released to the environment is not known. The extent of impact appears to be limited to two rectangular areas measuring approximately 23 feet long by 13 feet wide and 32 feet long by 36 feet wide. The depth of contamination is less than 14 feet. Concentrations of chlorinated hydrocarbons are as high as 8 percent in soil samples collected from the site. How historical activities at the site have otherwise impacted the property is not known.

III.C.3.c Sites Ineligible for Funding

The Former Roos Property is (a) not listed or proposed for listing on the National Priorities List; (b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) not subject to the jurisdiction, custody, or control of the United States government.

III.C.3.d Sites Requiring a Property-Specific Determination

The Former Roos Property is not subject to a property-specific determination.

III.C.3.e Environmental Assessment Required for Cleanup Proposals

Several Phase I Environmental Site Assessments were conducted. This includes one performed by the PDFP, which was initiated in 2010 and then later updated and finalized on May 16, 2013.

Several Phase II Environmental Site Assessments were conducted at the property. The initial investigation was conducted in 2006 to examine the RECs identified in previous Phase I environmental site assessments. A follow-up investigation was conducted in 2007 to assess potential environmental impact by either a suspect solvent UST or historic printing operation. A solvent UST was never identified. Further investigation was conducted in 2007 and 2008 to delineate the horizontal and vertical extent of chlorinated hydrocarbon contamination. In 2012, additional limited investigations were conducted to evaluate the property in association with potential property transactions. A Brownfield Site Assessment was commenced in December 2014 to gather information for the SRP Site Investigation Work Plan. Reports have been prepared documenting all of these investigative efforts, with the following dates: 7/7/06, 5/7/07, 3/7/08, 1/6/12, and 2/13/12.

In order to comply with the threshold criteria for applying for a Brownfields grant (as described in Section III.C.3.e of the FY14 Guidelines for Brownfields Cleanup Grants), a draft Phase II site assessment report (December 2014) that is compliant with ASTM E1903-11 was prepared by St. John – Mittelhauser & Associates, Inc. (SMA) for the PDFP that compiles and summarizes the previous investigative efforts.

Property Ownership Eligibility:

III.C.3.a CERCLA §107 Liability

The Park District of Forest Park qualifies as a bona fide prospective purchaser and is not a potentially responsible party, or affiliated with any other person that is a potentially responsible party, for contamination at the Former Roos Property site under CERCLA Section 107. The PDFP was not the owner or operator of the Site at the time any hazardous substance became located at the Site. The PDFP conducted a thorough investigation of the property compliant with All Appropriate Inquiry and other legislative requirements prior to acquiring the property. The investigation was conducted by SMA and consultants there that qualify for conducting such investigations under both federal and Illinois law. The PDFP has and will provide all legally required notices, exercise appropriate care and provide full cooperation, assistance and appropriate access regarding hazardous substances at the site. The investigation shows that hazardous substances are present only in the subsurface, no continuing releases have occurred, future releases are not expected and access to the site is restricted. The PDFP will, as part of a process that has already started, (1) enter the site into the Illinois EPA Site Remediation Program with the intention of obtaining a comprehensive No Further Remediation letter; (2) take reasonable steps with respect to hazardous substances; and (3) comply with any land use restrictions and institutional controls that may apply.

II.C.3.b Enforcement or Other Actions

There are no ongoing or anticipated environmental enforcement actions for the Former Roos Property.

III.C.3.c Information on Liability and Defenses/Protections

III.C.3.c.i Information on the Property Acquisition

The PDFP acquired the Former Roos Property by fee simple title on May 21, 2013. The PDFP has no familial, contractual, corporate, or financial relationships or affiliations with the site's prior owners, operators, or potential responsible parties.

III.C.3.c.ii Timing and/or Contribution Toward Hazardous Substance Disposal

All of the hazardous substances became located at the site before the site was acquired by the PDFP and the PDFP did not cause or contribute to any release or presence of hazardous substances at the site. The PDFP has not, at any time, arranged for disposal of hazardous substances at the site or transported hazardous substances to the site.

III.C.3.c.iii Pre-Purchase Inquiry

PDFP is aware of four Phase I Environmental Site Assessments that have been conducted for the property. The assessments are summarized in the following table:

Report Date	Document Title or Description	Author	Entity Performed for	Relationship to Park District of Forest Park
1/21/1999	Phase I Environmental Assessment Report	Environmental Design Inc.	Armitage Corporation	None
6/21/2006	Phase I Environmental Assessment Report	Gabriel Environmental Services	Omni National Bank	None
8/10/2011	Phase I Environmental Site Assessment	PES Associates Inc.	Bayview Loan Servicing LLC	None
5/16/2013	Phase I Environmental Site Assessment	St. John-Mittelhauser & Associates	Park District of Forest Park	Self

The PDFP contracted with St. John-Mittelhauser & Associates (SMA) which conducted a Phase I Environmental Site Assessment compliant with ASTM E1527-05 and all legal requirements. The assessment was initiated in 2010 and later updated and completed on May 16, 2013, prior to the PDFP acquiring the property on May 21, 2013. The Phase I ESA was conducted by Tom Marzec, Staff Environmental Scientist with SMA, under the responsible charge of Gary Perkowitz, Principal Geologist with SMA, a licensed Professional Geologist with the State of Illinois, and an Environmental Professional as defined in §312.10 of 40 CFR 312.

III.C.3.c.iv Post-Acquisition Uses

Since the PDFP acquired the property in late May of 2013, the property has not been used. Due to the instability of the building at the site and pursuant to an order by the Village of Forest Park, the building has been substantially deconstructed. Lead and asbestos investigations and abatement were conducted prior to deconstruction. In October/November 2015, the PDFP conducted soil excavation, treatment, and disposal of VOC and PCB-contaminated hot spot soil. Approximately 900 tons of VOC-contaminated soil and 200 tons of PCB-contaminated soil were excavated, treated, and disposed of in an off-site landfill. The property remains fenced and undeveloped.

III.C.3.c.v Continuing Obligations

Since acquiring the Former Roos property, the PDFP has conducted deconstruction activities of the structures at the site and fenced the property to ensure public safety and prevent additional unauthorized dumping at the site. The property is located adjacent to existing PDFP property, separated only by a street, and is under security surveillance by PDFP employees during daylight hours. The PDFP and its consultant, SMA, have entered the site into the Illinois EPA

SRP with the intention of obtaining a comprehensive NFR letter. The PDFP is committed to following land use restrictions and institutional controls that may be required in the NFR letter, which may include observance of the groundwater ordinance passed by the Village of Forest Park in 2001 and maintenance of engineered barriers.

The PDFP confirms that it will assist and cooperate with those contractors it retains to perform the cleanup and provide access to the property, will comply with all information requests and administrative subpoenas that have been or may be issued in connection with the property, and will provide all legally required notices.

III.C.3.d Petroleum Sites

Not applicable to hazardous waste cleanup grants.

III.C.3.d.i Current and Immediate Past Owners

This section does not apply.

III.C.3.d.ii Acquisition of Site

This section does not apply.

III.C.3.d.iii No Responsible Party for the Site

This section does not apply.

III.C.3.d.iv Cleaned Up by a Person Not Potentially Liable

This section does not apply.

III.C.3.d.v Relatively Low Risk

This section does not apply.

III.C.3.d.vi Judgments, Orders, or Third Party Suits

This section does not apply.

III.C.3.d.vii Subject to RCRA

This section does not apply.

III.C.3.d.viii Financial Viability of Responsible Parties

This section does not apply.

III.C.4 Cleanup Authority and Oversight Structure

III.C.4.a Cleanup Oversight

The Site is enrolled in the Illinois EPA SRP. The SRP provides oversight and approval of remedial activities at the site. During all stages of the cleanup, the PDFP and the SRP personnel work together to develop a strategy that meets all state and federal health and safety standards. The No Further Remediation Letter (NFR) issued upon successful completion of the program also helps ensure that institutional controls and monitoring programs are maintained in the future.

The Illinois Site Remediation Program is a voluntary program, and provides Remediation Applicants (i.e., any persons seeking to perform investigative or remedial activities) the opportunity to receive agency review, technical assistance and No Further Remediation (NFR) determinations. The Illinois EPA is authorized to issue NFR letters to the Remedial Applicants who have successfully demonstrated, through proper investigation and, when warranted, remedial action, that environmental conditions at their remediation site do not present a significant risk to human health or the environment. The PDFP entered the Site Remediation Program in August 2013 as a good faith effort to work with the State regulatory authority to ensure that the site was assessed and cleaned up to meet Illinois EPA standards and be safe for future recreational users of the property. Property owners may enter the Site Remediation Program at any time in the assessment and cleanup process. Many sites are entered into the Site Remediation Program after significant assessment work, including Phase I and Phase II activities, have been accomplished in order to receive a NFR determination. Although Phase I and II may have been conducted prior to entering the Site Remediation Program, additional assessment or cleanup activities may be required to fulfill Site Remediation Program requirements to obtain an NFR letter. Examples of additional assessment activities that are required to obtain an NFR letter include collecting and analyzing samples (1) to better define the area that requires cleanup and minimize cleanup costs, and (2) confirm the presence or absence of all contaminants in the requested NFR determination. The VOC, PAH, and RCRA metals contamination is well documented at the site from previous investigations. However, the PDFP is seeking to obtain a comprehensive NFR determination to best protect recreational users. The SRP requires that additional assessment be conducted to confirm that soil or groundwater at the site do not contain any constituents in the SRP's "Target Compound List", which also includes compounds such as pesticides, PCBs, and other metals and inorganic compounds, at concentrations that are not protective of human health and the environment. Additional assessment activities were also required to evaluate the VOC contamination at the site to minimize the amount of soil excavation required. Because these site assessment activities are significant from a cost standpoint and the PDFP wishes to maximize available cleanup funds on performing remediation activities, the PDFP applied (under separate cover) for and received a Brownfields assessment grant to perform the additional site assessment activities required to receive an NFR letter from the Illinois EPA. The site assessment was conducted in December 2014. The PDFP planned for and began soil cleanup in October/November 2015; however, a construction grant is currently on hold with the State of

Illinois due to State budget reasons. The PDFP is applying for a Brownfields cleanup grant to complete soil cleanup activities and receive an NFR letter from the Illinois EPA.

III.C.4.b Access to Adjacent Properties

It is unlikely that any other property will need to be accessed for cleanup. The most likely property to be impacted during cleanup is located west of the Former Roos Property, a street owned by the Village of Forest Park. The elevation of the railroad property to the north of the site is about 10 feet lower than the Former Roos Property, and the North property boundary is contained by a retaining wall. Circle Avenue borders the property to the east and is elevated. Harrison Street is to the south of the Former Roos Property. No contamination is known to have migrated off the property.

III.C.5 Cost Share

III.C.5a Statutory Cost Share

The PDFP will provide the statutory 20% match for this project. This funding is available from increased taxing authority the PDFP obtained pursuant to a 2010 Referendum and corresponding issuance of bonds, the purpose of which has been to acquire and redevelop the Former Roos Property.

The PDFP is not requesting a Hardship Waiver.

III.C.6 Community Notification

The PDFP has kept the community well informed of its intention to assess and clean up the contamination at the Former Roos Property, and to pursue U.S. EPA Brownfields assessment and cleanup grants. The PDFP has held three public meetings over the last 27 months to allow the community to obtain information concerning the Brownfields process, most recently during a public meeting on December 17, 2015. The PDFP has also provided the community the opportunity to review the FY14, FY15, and FY16 cleanup grant applications and provide comment. In the past, the PDFP provided the community notice of its intent to apply for an EPA Brownfields Cleanup Grant by placing a public meeting notification in The Forest Park Review, and most recently by placing a notice on its website (www.pdofp.org). This website serves as the main form of communications with the public with respect to the cleanup and development of the property. A copy of the notice is provided in Attachment E. The notice provided the community with the opportunity to provide written or oral comments on the draft grant application (which included the preliminary draft Analysis of Brownfields Cleanup Alternatives [ABCA]), and included instructions on how the community could obtain a copy of the draft grant application. A copy of the draft ABCA is attached to this application as Attachment F.

The community meeting for the FY15 Brownfields Grant Application was held at 6 PM on December 17, 2015 at the Park District Administration Office. This meeting was attended by the PDFP Board of Commissioners, the Board Treasurer, the Board Secretary, and PDFP

administrative personnel. No members of the public attended this meeting, possibly because the community had been previously notified of the previous two Brownfields Grant Applications and the proposed cleanup remedy at meetings held for the FY14 and FY15 Brownfields Grant Applications held on November 9, 2013, January 14, 2014, and December 18, 2014. No written comments were received on the application or ABCA. The agenda for the public meeting is provided in Attachment E.

ATTACHMENT B
Letter of Support from State



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-2829

BRUCE RAUNER, GOVERNOR

LISA BONNETT, DIRECTOR

December 7, 2015

Park District of Forest Park
Attn: Mr. Larry Piekarz
Executive Director
7501 Harrison Street
Forest Park, IL 60130

Dear Mr. Piekarz:

The Illinois Environmental Protection Agency (Illinois EPA) has received your request for a letter of acknowledgement for an upcoming Brownfields Cleanup Grant application to U.S. EPA. The Park District of Forest Park is applying for a \$200,000 Brownfields Cleanup Grant for hazardous substances from U.S. EPA. The grant will be used to conduct cleanup activities on the former Roos property located at 7329 West Harrison Street.

Illinois EPA acknowledges the Park District of Forest Park's efforts to obtain federal Brownfields funds for this project. If you have any questions, please contact Mike Charles of my staff at (217) 785-3846 or by email at mike.charles@illinois.gov.

Sincerely,

Steve Colantino by M.C.

Steve Colantino, Manager
Office of Brownfields Assistance

c: Matt Didier – U.S. EPA Region 5

ATTACHMENT C
Letters of Support from Community-Based Organizations

District No. 91

Forest Park Public Schools

Dr. Louis Cavallo, Superintendent of Schools
Mr. Edward J. Brophy, Asst. Superintendent of Operations

Administrative Office
424 DesPlaines Avenue
Forest Park, IL 60130-1718
(708) 366-5700
Fax (708) 366-5761

Board of Education

Mary Win Connor, President
Rafael Rosa, Vice-President
Kim Rostello, Secretary
Eric Connor
Nora Bowker
Blake Harvey
Christina Ricordati

December 8, 2015

William J. Milnamow
Principal
Betsy Ross School
1315 Marengo Ave.
(708) 366-7498

Mr. Larry Piekarz, Executive Director
Park District of Forest Park
7501 Harrison Street
Forest Park, IL 60130

Mary J. Stauder
Principal
Garfield School
543 Hannah Ave.
(708) 366-6945

Dear Mr. Piekarz,

Chyla Weaver
Principal
Grant-White School
147 Circle Ave.
(708) 366-5704

Please accept this letter as evidence of our strong support for the Park District's application to the U.S. EPA for a Brownsfield Cleanup Grant to clear up the contamination at the former Roos property, 7329 W. Harrison Street, Forest Park, Illinois. We know that the Park District is 100% committed to redeveloping this property as a park that will complement the adjacent Park District property and serve the needs of the community.

Dr. Tiffany Brunson
Principal
Field-Stevenson School
925 Beloit Ave.
(708) 366-5703

As you know, the Forest Park School District is committed to working with the Park District in serving not only our residents, but also the students who attend our schools. Through an intergovernmental agreement, the cooperative spirit remains high to help the Park District reach its goal of outstanding service to the students of our District.

Joseph Pisano
Principal
Tinisa Huff
Asst. Principal
Forest Park Middle School
925 Beloit Ave.
(708) 366-5742

We are a strong supporter of the Park District and support the cleanup grant application. As always, we will serve as a partner in this project.

Michelle Gossett
Director of Student Services
Julie Hantson
Asst. Director of Student Services
925 Beloit Avenue
(708) 366-5742

Yours for better schools,



Louis Cavallo, Ph.D.
Superintendent of Schools

LC:jb



FOREST PARK COMMUNITY EDUCATION COUNCIL
Forest Park, Illinois 60130

December 7, 2015

Mr. Larry Piekarz
Executive Director
7501 W. Harrison Street
Forest Park, IL 60130

Dear Mr. Piekarz,

On behalf of the Forest Park Community Education Council I would like to extend our support of your application for a United States EPA Brownsfield Cleanup Grant to assist in the cleanup of the Park District of Forest Park's recently acquired property at 7329 W. Harrison Street, Forest Park, Illinois. The acquisition and cleanup of the once abandoned property which was purchased by the Park District will offer a usable alternative to the land as it existed and will benefit many: visitors to the Park District, residents and guests who travel past and through Forest Park, riders who utilize the CTA entrance, those who patronize neighboring business and friends who visit those who live in Forest Park. The expansion of recreational programs, opportunities and facilities that will result on this property will add much value to the community and add to the already excellent services the Park District currently offers.

It is with great pride that the Forest Park Community Education Council has been able to partner with the Park District of Forest Park in its efforts to increase available resources to Forest Park residents. We applaud the efforts of the Board of Park Commissioners to continue expanding Park District land and resources and support the Park's application for the cleanup grant.

Sincerely,

Ray Paulin
President
Forest Park Community Education Council



West Suburban Special Recreation Association



Serving the residents of the
following park districts:

Berwyn
Clyde
Forest Park
Franklin Park
Hawthorne
Norridge
North Berwyn
Oak Park
River Forest

and the villages of:
Elmwood Park
Harwood Heights



2915 Maple Street
Franklin Park, IL 60131
Phone 847.455.2100
Fax 847.455.2157
www.wssra.net

December 8, 2015

Mr. Larry Piekarz, Executive Director
Park District of Forest Park
7501 West Harrison Street
Forest Park, IL 60130

Dear Mr. Piekarz,

Please accept this letter as evidence of the strong support from West Suburban Special Recreation Association; WSSRA for the Park District of Forest Park's application to the U.S. EPA for a Brownfield's Clean Up Grant to clear the contamination at the former Roos Property, 7329 West Harrison Street, Forest Park, Illinois. We are grateful to see that the abandoned building has been demolished so soon after your purchase, and know that the Park District is committed to redeveloping this property as a park that will compliment the adjacent Park District property and serve the needs of the community.

The Park District of Forest Park is one of eleven partners with WSSRA who provides year round recreation services for individuals who have disabilities who live in Forest Park and our ten other communities. WSSRA counts on the Park District of Forest Park as a tremendous supporter who provides us access to your facilities and green space for many of the recreation programs offered. We appreciate all that the Park District of Forest Park has done in the past and look forward to the many opportunities that this new facility and green space will provide for the community and WSSRA programs.

WSSRA is a strong supporter of the Park District of Forest Park and support the cleanup grant application. WSSRA staff will serve as a partner in this project providing feedback in all accessibility related components. This long awaited project will expand the communities much needed use of programming and green space that will allow the Park District of Forest Park the opportunity to better serve all persons including those with disabilities. If any additional information is needed feel free to contact me at 847.455.2100.

Sincerely,

Marianne Birko
WSSRA Executive Director



OFFICE OF THE MAYOR

Anthony T. Calderone

December 8, 2015

Mr. Larry Piekarz, Executive Director
Park District of Forest Park
7501 Harrison
Forest Park, IL 60130

Dear Mr. Piekarz,

Please accept this letter as evidence of our strong support from the Village of Forest Park for the Park District's application to the U.S. EPA for a Brownfields Cleanup grant the contamination at the former Roos Property, 7329 West Harrison Street, Forest Park, Illinois.

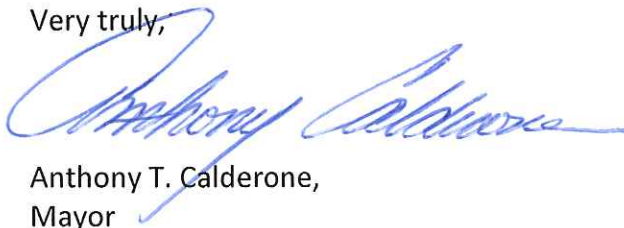
We are grateful to see that the abandoned building is being demolished so soon after your purchase, and know that the Park District is committed to redeveloping this property as a park that will compliment the adjacent Park District Property and serve the leisure and recreation needs of the community.

As you know, the Village is committed to working with the Park District in serving our residents. Through an intergovernmental agreement with the Park District, the cooperative spirit remains high to help the Park District reach its goal of outstanding service to the residents of Forest Park.

We are a strong supporter of the Park District and support the Brownfields Cleanup Grant application.

As always, we will serve as a partner in this project.

Very truly,



Anthony T. Calderone,
Mayor

ATTACHMENT D
Documentation of Leveraged Resources

Referenda Results – February 2, 2010

Thirteen questions related to park, recreation and conservation agencies appeared on Illinois ballots in February. In Grundy County, voters turned down an opportunity create a new park district, but a similar measure met with approval in Christian County, where voters approved the formation of the Edinburg Park District. Voters generally rejected bond referenda. Only one bond measure of the six on the ballots met with approval. Our congratulations go to the community of Carol Stream, whose citizens chose bond funding as a way to build and equip a new indoor pool complex and fund improvements to other parks. In a notable turn of events, three of five tax measures met with voter approval. The Milledgeville Unit Park District is now empowered to levy a tax to fund recreational programs and was able to achieve a slight increase in the limiting rate under the Property Tax Extension Limitation Law (PTELL). Voters in Cook County also favored a slight increase the PTELL limiting rate for the Park District of Forest Park.

The following table summarizes the types of initiatives, the amounts requested and vote totals. Data for this report were obtained from county election authorities after all precincts were counted but before votes were made official. If you are aware of an initiative that is not included, please contact me at pmurphy@ILparks.org.

Park and Forest Preserve Referenda Results

DISTRICT	JURISDICTION	TYPE	DESCRIPTION	PASS/FAIL	VOTES YES/NO
Carol Stream Park District	DuPage	Bond	"Shall the Carol Stream Park District, DuPage County, Illinois, build and equip a recreation center with an indoor pool to replace the Aldrin Community Center, build, maintain, improve and protect parks, sports fields, pathways and other facilities of said Park District, purchase and improve land and issue its bonds to the amount of \$37,000,000 for the purpose of paying the costs thereof?"	Pass	Yes = 3,578 No = 2,694
Coaler Springs Park District	Grundy	Misc.	"Shall the proposed Coaler Springs Park District be organized and established as a General Park District under the provisions of the Park District Code in the Territory described as follows ... For/Against Park District?"	Fail	Yes = 501 No = 1,585
Dekalb Park District	DeKalb	Bond	"Shall the Dekalb Park District, Dekalb, Illinois, build and equip an Aquatics Center at Hopkins Park to replace the existing aquatic center, provide other site improvements to Hopkins Park and issue bonds in the amount of \$15,000,000 for the purpose of paying the costs thereof?"	Fail	Yes = 1,281 No = 3,968
Edinburg Park District	Christian	Misc.	"Shall a new Park District, called the Edinburg Park District, comprising the following described territory... be formed?"	Pass	Yes = 329 No = 86
Frankfort Park District	Cook, Will	Tax	"Shall the limiting rate under the Property Tax Extension Limitation Law for the Frankfort Park District, Will and Cook Counties, Illinois, be increased by an additional amount equal to .03% above the limiting rate for the purpose of paying operating and capital costs for levy year 2008 and be equal to .1507% of the equalized assessed value of the taxable property therein for levy year 2009?"	Fail	Yes = 985 No = 1,822

DISTRICT	JURISDICTION	TYPE	DESCRIPTION	PASS/FAIL	VOTES YES/NO
Hampshire Park District	Kane	Tax	"Shall the limiting rate under the Property Tax Extension Limitation Law for the Hampshire Park District, Kane County, Illinois, be increased by an additional amount equal to 0.0500% above the limiting rate for park purposes for levy year 2008 and be equal to 0.1397% of the equalized assessed value of the taxable property therein for levy year 2009?"	Fail	Yes = 408 No = 937
Hampshire Park District	Kane	Bond	"Shall bonds of the Hampshire Park District, Kane County, Illinois, to the amount of \$4,900,000 be issued for the purpose of building, maintaining, improving and protecting the Bruce Ream Park and other Park Facilities located within said Park District and paying and retiring its general obligation limited tax bonds and debt certificates issued to finance improvements to existing facilities and new building construction within said Park District?"	Fail	Yes = 488 No = 866
Midlothian Park District	Cook	Bond	"Shall the Midlothian Park District, Cook County, Illinois, build and equip an addition to and alter, renovate, improve and equip the Don Preston Recreation Center, including to provide an indoor lap pool, walking track, playground and fitness center, improve the site thereof and issue its bonds to the amount of \$8,500,000 for the purpose of paying the costs thereof?"	Fail	Yes = 983 No = 1,321
Milledgeville Unit Park District	Carroll, Whiteside	Tax	"Shall the Milledgeville Unit Park District be authorized and empowered to levy and collect a tax of .09375% for the purpose of recreational programs as provided in Section 5-2 of 'The Park District Code'?"	Pass	Yes = 215 No = 141
Milledgeville Unit Park District	Carroll, Whiteside	Tax	"Shall the Milledgeville Unit Park District be authorized to levy and collect an additional tax of not to exceed .25% for all corporate purposes as provided in Section 5-3 of 'The Park District Code'?"	Pass	Yes = 207 No = 161
Park District of Forest Park	Cook	Tax	"Shall the limiting rate under the Property Tax Extension Limitation Law for the Park District of Forest Park, Cook County, Illinois, be increased by an additional amount equal to 0.120% above the limiting rate for park purposes for levy year 2008 and be equal to 0.521% of the equalized assessed value of the taxable property therein for levy year 2009?"	Pass	Yes = 1,450 No = 967
River Forest Park District	Cook	Bond	"Shall the River Forest Park District, Cook County, Illinois, acquire the former Oilily property located at 103 Forest Avenue, demolish all or a portion thereof, construct and equip a park district recreation center on the site thereof, and issue its bonds to the amount of \$8,000,000 for the purpose of paying the costs thereof?"	Fail	Yes = 576 No = 2,599
Waterloo Park District	Monroe	Bond	"Shall Waterloo Park District, in the City of Waterloo, Monroe County, Illinois, undertake the rehabilitation and repair of the Park District swimming pool, and related facilities, improvements and costs, and issue its bonds to the amount of \$575,000 for the purpose of paying costs thereof?"	Fail	Yes = 716 No = 868

**Primary Election 2010
February 2, 2010
Summary Report
Cook**

Registration & Turnout

	Registration	Turnout	
Total Registration and Turnout	1,439,415	367,688	25.54%

Contests

DEM - U.S. Senator	1937 of 1937 precincts counted		100.00%
Robert Marshall	9,028		3.93%
David Hoffman	93,911		40.89%
Jacob J. Meister	2,757		1.20%
Alexander "Alexi" Giannoulas	85,999		37.44%
Cheryle Jackson	37,974		16.53%
Total	229,669		

DEM - Governor	1937 of 1937 precincts counted		100.00%
Pat Quinn	118,519		51.97%
Daniel W. Hynes	109,518		48.03%
Total	228,037		

DEM - Lieutenant Governor	1937 of 1937 precincts counted		100.00%
Arthur L. Turner	53,970		26.26%
Terry Link	24,548		11.94%
Rickey R. Hendon	23,822		11.59%
Scott Lee Cohen	58,692		28.56%
Thomas Michael Castillo	22,574		10.98%
Mike Boland	21,915		10.66%
Total	205,521		

DEM - Attorney General	1937 of 1937 precincts counted		100.00%
Lisa Madigan	214,210		100.00%
Total	214,210		

DEM - Secretary of State	1937 of 1937 precincts counted		100.00%
Jesse White	215,358		100.00%
Total	215,358		

DEM - Comptroller	1937 of 1937 precincts counted		100.00%
David E. Miller	87,706		40.94%
S. Raja Krishnamoorthi	110,917		51.77%
Clinton A. "Clint" Krislov	15,607		7.29%
Total	214,230		

DEM - Treasurer	1937 of 1937 precincts counted		100.00%
Justin P. Oberman	88,040		42.07%

NO		1,568	52.69%
	Total	2,976	
Village of Winnetka Ref - Streetscape	12 of 12 precincts counted		100.00%
YES		3,380	67.93%
NO		1,596	32.07%
	Total	4,976	
P. D. of Forest Park Ref - Increase Limiting Rate	11 of 11 precincts counted		100.00%
YES		1,454	59.96%
NO		971	40.04%
	Total	2,425	
Midlothian P.D. Ref - Issue Bonds	12 of 12 precincts counted		100.00%
YES		1,010	42.71%
NO		1,355	57.29%
	Total	2,365	
River Forest Park District Ref - Issue Bonds	10 of 10 precincts counted		100.00%
YES		578	18.13%
NO		2,610	81.87%
	Total	3,188	
School District 113A Ref - Increase Limiting Rate	14 of 14 precincts counted		100.00%
YES		1,662	32.88%
NO		3,393	67.12%
	Total	5,055	
School District 171 Ref - Increase Limiting Rate	10 of 10 precincts counted		100.00%
YES		1,149	53.72%
NO		990	46.28%
	Total	2,139	
Unit School District 205 Ref - Building Use	1 of 1 precincts counted		100.00%
YES		0	0.00%
NO		0	0.00%
	Total	0	
High School District 203 Ref - Issue Bonds	60 of 60 precincts counted		100.00%
YES		8,068	37.04%
NO		13,713	62.96%
	Total	21,781	

FOREST PARK REVIEW

Voters support park plan

Tuesday, February 9th, 2010 10:00 PM

By Josh Adams

One day after voters in Forest Park said they would support a property-tax increase so that the park district could purchase another 2.5 acres and expand its offerings, officials there began working to get a deal in place sooner rather than later.

For months, the Park District of Forest Park has been bending the ear of bankers, attorneys, legislators and taxpayers, trying to convince them all of its intentions to spend an estimated \$6 million acquiring and rehabbing the so-called Roos property at the corner of Circle and Harrison. The site fell into foreclosure after a massive condo and townhouse project was dragged down by the economy, and now is a massive eyesore that sits immediately to the east of the park's existing campus. On Feb. 2, an estimated 60 percent of voters gave the park district permission to collect an additional 12 cents for every \$100 of assessed property value, and to use that money to acquire the Roos.

The vote was an important step forward, according to Cathy McDermott, president of the park board, but it really marks the beginning of putting plans into action.

"Everything was contingent on the referendum passing," McDermott said.

According to McDermott, the park has not yet begun talking dollars and cents with Amcore Bank, the lender that foreclosed on the property in May 2009. However, the park district has made clear that it would like to buy the land. Similar conversations have taken place with state and federal lawmakers in the hopes of obtaining grant funding to offset development costs.

Immediately, the next step for the park is to get an appraisal of the Roos. That figure should provide a jumping off point to begin negotiations with Amcore.

Roy Sansone, a member of the park district board, said he's "100 percent" confident that those negotiations will be fruitful.

"We've got the ball in our hands now, and we're out of the starting block," he said.

Working in the park district's favor is that Amcore is facing real pressure from federal regulators to boost its liquidity and dump its troubled holdings. In January, Amcore Financial Inc. was told by the federal Office of the Comptroller that its capital infusion plan was not good enough, according to the Chicago Tribune.

Potentially reducing the park's leverage at the negotiating table is the possibility of other interested buyers, and the fact that every dollar spent acquiring the property reduces the budget for rehabbing the crumbling former factory into a multi-story gem. During a public awareness campaign regarding the tax referendum, the park unveiled preliminary plans to install green space, walking paths and garden areas around the oldest portion of the Roos building that fronts along Harrison. The badly deteriorated portion of the building that

faces Circle Avenue would be demolished. Within the remaining portion, park officials have planned for a fitness center, classroom space, offices and daycare facilities.

McDermott said the board is committed to using its new revenue responsibly and will not pay more than fair market value for the site.

***Park District of Forest Park
February 2, 2010
Referendum Information***

Frequently Asked Questions

Q: Why is the park district asking for a referendum?

A: The opportunity exists RIGHT NOW for the park district to acquire the property just east of its current site and is asking the residents of Forest Park for their input regarding how they would like to see this property utilized.

Q: What does the ballot question represent?

A: The question represents funding for the ACQUISITION, DEVELOPMENT and continued OPERATION of the Roos property.

Q: What is the wording of the referendum question on the ballot?

A: Shall the limiting rate under the Property Tax Extension Limitation Law for the Park District of Forest Park, Cook County, Illinois, be increased by an additional amount equal to 0.120% above the limiting rate for park purposes for levy year 2008 and be equal to 0.521% of the equalized assessed value of the taxable property therein for levy year 2009?

Q: Why is the question worded this way; what does it mean in non-technical terms?

A: Illinois state laws set requirements on how ballot questions are worded. In non-technical terms, the question asks for a \$0.12 per \$100 EAV tax rate increase.

Q: Why doesn't the ballot wording specifically list the projects and improvements to the Roos project?

A: The park district is asking for two different types of funding: purchase/development and continued operating costs. Because of this, it is not solely a bond issue and not all projects are required to be listed. Also, the language of the ballot would get extremely convoluted if all projects were listed on the ballot. Furthermore, due to the large scope of the project, NOT listing the specific projects and improvements allows for more flexibility within the scope of the project.

Q: If the referendum passes and the park district does not acquire the Roos property, what will happen with regard to the tax increase?

A: The park district would like to continue on with the plan to demolish building #4 and erect and operate a gymnasium in its place, but would abate the majority of the tax increase.

Q: What is the fiscal impact of the referendum? How much will it cost me?

A: The referendum's impact is 1.45% increase on a typical Forest Park resident's total tax bill. For example, if your total yearly tax bill is \$4,000, you will see a \$57.10 yearly increase.

Q: What is the current limiting rate for the park district and what would the new rate be?

A: The current rate is \$0.401 per \$100 EAV. The new rate would be \$0.521 per \$100 EAV.

Q: What percentage of my total tax dollars go to the park district?

A: The Park District of Forest Park receives approximately 5.5% of total tax dollars collected in Forest Park.

Q: Who can I contact for additional questions?

A: For additional information, please contact Larry Piekarz at 708.366.7500 x12 or lpiekarz@pdofp.org.



Park District of Forest Park

take time for fun!

The goal of the Park District of Forest Park is to create a team of residents, commissioners and staff to develop a regional park that stays within the means of the community and services all ages.

Proposed for the outdoor area are spaces that allow for both

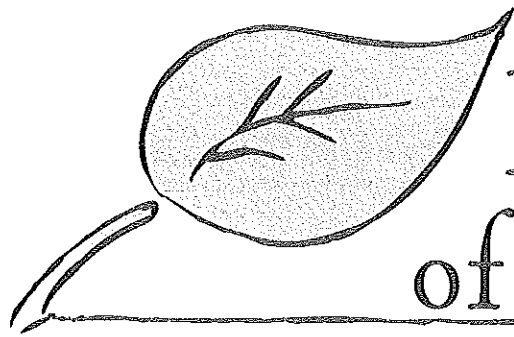
active and passive recreation:

- A large open, grassy space
 - An ADA compliant tot playground for children ages 2-6
 - Garden plots for community gardening
 - An amphitheatre for outdoor concerts and performances
 - A gazebo and picnic area
 - A plaza with fountain and benches
 - A covered bicycle parking area for CTA commuters
 - Additional and extended walking paths
-

Adding outdoor recreation space will dramatically increase the opportunities for outdoor recreation in the village of Forest Park. We currently have 1.1 acres of open space per 1,000 residents, whereas the national standard is 6.5-10 acres/1,000 residents.

FOR MORE INFORMATION CONTACT LARRY PIEKARZ

708.366.7500 or via email at lpiekarz@pdofp.org



Park District of Forest Park

take time for fun!

The Roos building is a landmark building in Forest Park. At this time, the blighted property has been vacant for more than 5 years.

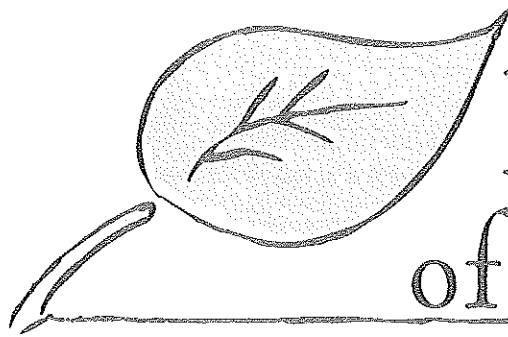
There has been dumping on the property and "tagging" and vandalism to the inside and outside of the building.

With the input of residents of the village, the Park District plans to turn the building into a multi-use facility that serves all ages of people.

Proposed uses of the Roos Building include:

- Teen Program Center
 - Senior Meeting Area
 - Preschool Facility
 - Multi-Purpose Classrooms
 - Fitness Room
 - Before and After School Care Facility
 - Party Room in the tower with a spectacular view of the Chicago Skyline
 - Headquarters for West Suburban Special Recreation Association
-

Furthermore, the Park District proposes the demolition of Building #4 on the east side of the current property and would like to build a gymnasium in its place.



Park District of Forest Park

take time for fun!

Financial Implications

The Park District of Forest Park is asking for a tax rate increase for purchase of the Roos property, development, and operating costs.

The tax rate impact breaks down as follows:

Total Yearly Tax Bill	Yearly Increase
\$3,000	\$42.83
\$3,500	\$49.96
\$4,000	\$57.10
\$4,500	\$64.24
\$5,000	\$72.50
\$5,500	\$79.95
\$6,000	\$87.00

The referendum's impact is 1.45% increase on a typical Forest Park resident's total tax bill. The debt service on this increase will extend to future residents of Forest Park for 25 years.

FOR MORE INFORMATION CONTACT LARRY PIEKARZ

708.366.7500 or via email at lpiekarz@pdofp.org

Park Development



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Park District Receives \$2.5 million PARC grant

posted Aug 26, 2014, 9:10 AM by The Park District of Forest Park [**updated Aug 26, 2014, 9:32 AM**]

On Saturday, August 23, 2014, Governor Quinn announced the Park District of Forest Park is a recipient of a \$2.5 million PARC grant. This money will be used towards development of the property located at Circle Ave. and Hannah Ave., adjacent to the Park's current campus. The concept drawing for the development is located below.



Park Development Conc... The Park District of Fore... v.1

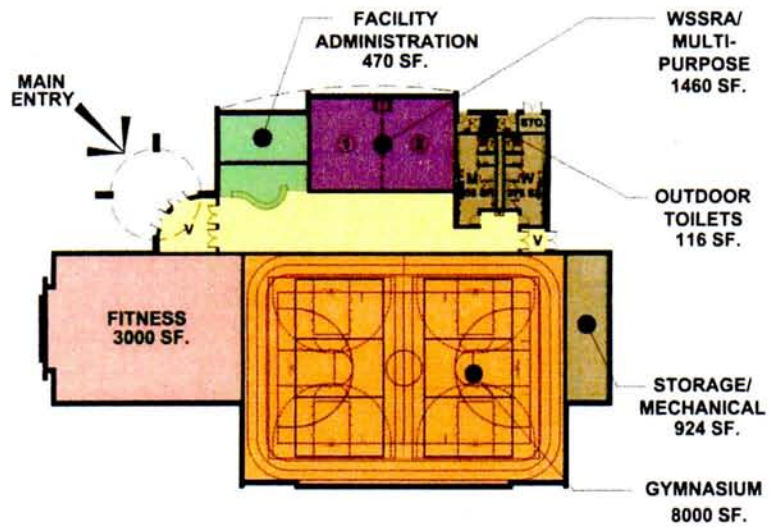


Comments

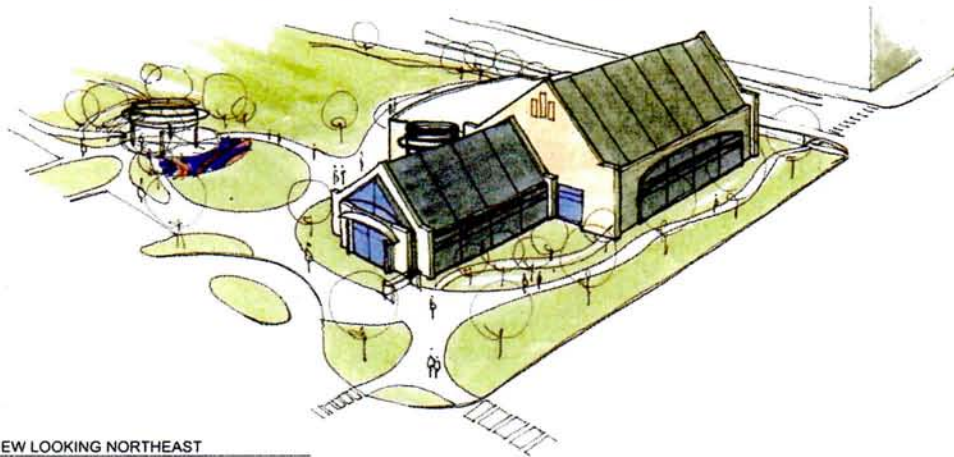
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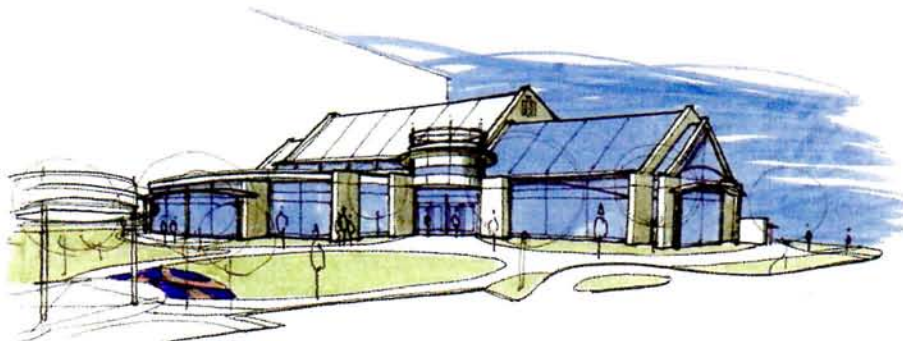
ROOS PROPERTY REDEVELOPMENT – CONCEPTUAL STUDY



GROUND LEVEL FLOOR PLAN - OPTION B 18,347 SF SCALE: 1/16" = 1'-0"



VIEW LOOKING NORTHEAST



VIEW LOOKING SOUTHEAST



ROOS PROPERTY RE-DEVELOPMENT - OPTION B
(PARC GRANT-THE RECREATION CENTER AT P.D.F.P. COMMUNITY PARK)



ATTACHMENT E
Documentation of Community Notification

Join our mailing list: *Take time for fun!*

7501 Harrison Street
Forest Park, IL 60130
708-366-7500



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Softball Leagues



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Winter_Spring 2016!

Registration begins December 14!

[Download](#)

Copies of the Winter-Spring 2016 brochure are available for pick up at the Park District office. You may also pick up a brochure at Village Hall, the Library and the Community Center. [Download](#) the new guide to read about and register for all the latest class and event offerings.

NEW!

Winter-Spring Brochure

Residents of Forest Park will be receiving the 2016 Winter-Spring Brochure in the mail in the next few weeks. Registration begins December 14th. The brochure is also available by clicking the pdf link above.

EPA grant

The Park District of Forest Park will apply for a U.S. EPA Brownsfield Grant in December 2015 for environmental cleanup and deconstruction of the "Roos Property". The public may view the draft Analysis of the Brownsfield Cleanup Alternatives (APCA) report, as well as the draft application by contacting Larry Piekarz, Director, Park District of Forest Park at 708-366-7500 or lpiekarz@pdofp.org. Public comments will be accepted by December 17, 2015 by mailing Larry Piekarz, Park District of Forest Park, 7501 Harrison Forest Park, Illinois 60130 or by speaking at a public hearing that will be held on Thursday,



Winter_Spring 2016!
Registration begins December 14!
[Download](#)

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OSLAD grant

On January 2nd, Governor Quinn announced that 75 park and recreation agencies throughout the State of Illinois will receive a total of \$26,072,000 in OSLAD grants for FY15. The Park District of Forest Park will receive a \$400,000 OSLAD grant.

The Park District of Forest Park will use its portion of the grant funding for landscaping improvements and exterior construction on the property formerly known as the Roos Property. Landscape elements of this plan include walking trails, a pavilion, sensory gardens, open grass space, and bicycle parking. The Park District is working with Landscape Designers from Hitchcock Design Group in Chicago.

Power Play! Grant Awarded

The Park District of Forest Park was recently awarded a Power Play! Grant from the Illinois Association of Park Districts (IAPD). This grant will assist the Park District in implementing a model program that focuses on health, nutrition and fitness for children ages K-12th grade. The PowerPlay! Beyond School Grant is a program of the Illinois Association of Park Districts (IAPD). Funding and materials for this program are provided through the sale and subsequent renewals of the Park District Youth License Plate and through *Friends of Illinois Parks*.

Park Development Updates

Information regarding the Park Development Project can be [found here](#). Please click on this link for the latest news, concept plans and survey information.

The Park District of Forest Park Foundation

In March 2013, the Park District of Forest Park Foundation was created to assist the Park District of Forest Park in securing support on its behalf to enhance the use, access, preservation and restoration of recreational facilities, land acquisition and special events and programs. The Foundation would not be possible without local support from our community. If you are interested in donating to the Foundation or would like more information about Foundation events, please send an email to foundation@pdofp.org or call 708-366-7500.

Park District of Forest Park
7501 Harrison St., Forest Park, IL 60130- Administration Building
Board of Park Commissioners
Agenda
Board Meeting of December 17, 2015 - 6:00 PM

1. Call to Order/Roll Call.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Approval of Minutes.
Approval of Minutes of November 19, 2015 Regular Board Meeting.
5. Correspondence.
6. Special Guest: Marianne Birko, West Suburban Special Recreation Assn.
7. Public Hearing: Brownsfield Cleanup Grant Application
Special Guest: Mike Johnson, St. John Mittelhouser & Assoc.
8. Public Comment.
9. Treasurer's Report.
 - A. Approval of November and December 2015 Disbursements.
 - B. Approval of November 2015 Financial Statements.
 - C. Other Matters for Discussion.
10. Superintendent of Parks Report.
11. Assistant Director's Report.
12. Director's Report.
 - A. Master Plan.
 - B. Roos Property..
 - C. Other Matters for Discussion.
13. Illinois Association of Park Districts (IAPD) Report.
14. Forest Park Public Schools District 91 Citizens' Advisory Committee Report.
15. Unfinished Business.
16. Public Comment.
17. New Business.
 - A. Resolution for Charlene Holtz upon her Retirement.
 - B. Ordinance 151217 Levying Taxes for the Park District of Forest Park, County of Cook and State of Illinois for the Year 2015.
 - C. WSSRA Representative Appointment.
 - D. Park District of Forest Park Foundation Appointments.
 1. "Dino" Constatine Dussias.
 2. Rory Hoskins.
 - E. Employee Anniversary Recognition Program.
 - D. Other Matters for Discussion.
18. Adjournment.

Next Regular Meeting - January 15, 2016

Any person requiring a reasonable accommodation to participate in this meeting in accordance with the American With Disabilities Act should contact Larry Piekarz at the Park District of Forest Park Administrative Offices, 7501 Harrison Street, Forest Park, IL 60130 or phone 708-366-7500 Monday through Friday 8:30 a.m. to 4:30 p.m. Requests should be made, if possible at least forty-eight (48) hours prior to the meeting. Requests for qualified interpreter require five (5) working days advance notice.

MEETING NOTES
PUBLIC HEARING/PRESENTATION FOR
AN APPLICATION TO RECEIVE A BROWNFIELDS CLEANUP GRANT
December 17, 2015

The community meeting for the FY16 Brownfields Grant Application was held at 6:00 PM on December 17, 2015 at the Park District of Forest Park (PDFP) Administration Office. This meeting was attended by the PDFP Board of Commissioners, the Board Treasurer, the Board Secretary, and PDFP administrative personnel. No members of the public/community attended the meeting. Larry Piekarz, Executive Director of the PDFP introduced Mr. Michael Johnson, P.E., of St. John-Mittelhauser & Associates, Inc. (SMA). Mr. Johnson discussed the PDFP's desire to keep the community updated on the progress of the Brownfields Cleanup Grant application and site remediation, which are ongoing. Mr. Johnson summarized information in the Analysis of Brownfields Cleanup Alternatives (ABCA) and the selected cleanup alternative for the Former Roos Property. Large poster-sized figures showed where the PDFP planned on placing engineered barriers at the property. The presentation ended with a Question and Answer period. No questions were received. The presentation ended at approximately 6:30 PM.

ATTACHMENT F
Analysis of Brownfields Cleanup Alternatives

Draft Analysis of Brownfields Cleanup Alternatives

**Former Roos Property
7329 West Harrison Street
Forest Park, Illinois**

December 3, 2015
SMA Project No. 15-10008.23-001

Prepared For:

Park District of Forest Park
7501 West Harrison Street
Forest Park, Illinois 60130

Prepared By:

St. John-Mittelhauser & Associates, Inc.
1401 Branding Avenue, Suite 315
Downers Grove, Illinois 60515

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Photographs

1.0 INTRODUCTION AND BACKGROUND

In 2010, the residents of Forest Park approved by a wide margin a referendum increasing the taxing authority of the Park District of Forest Park (PDFP), permitting purchase and redevelopment of the property located at 7329 Harrison Street, also known as the Former Roos Property. After several years of trying and as described in other grant application documents, the PDFP acquired the property in May of 2013. The property consists of a 2.5 acre parcel, and is located adjacent to a PDFP public park, separated by only a street. When the PDFP obtained the property, the site had been abandoned for several years and was overgrown with brush and weeds. There were large piles of demolition debris there. The property was frequented by vandals, and a homeless person lived inside the building. The building roof had numerous leaks, and several of the supporting beams had collapsed (see attached photograph log.) At the end of June, 2013, during a severe storm, part of the roof and a wall collapsed and the PDFP received an emergency demolition order from the Village of Forest Park. The building was deconstructed in Fall 2013.

Prior to redeveloping the property and to ensure protection of public health and safety and the environment, the PDFP conducted initial studies to evaluate whether contamination is present in the soil and groundwater at the site. The initial studies indicate that the soil and groundwater at the site contains chemicals from past industrial activities on the property. The PDFP applied for and received a Brownfields Assessment grant from the U.S. Environmental Protection Agency (EPA) to fund the investigation of the nature and extent of contaminants on the property. The investigation activities were conducted in December 2014, and the new and previous data were used to identify the cleanup that will be required to meet the Illinois EPA cleanup standards and allow the development of the property to its fullest potential. The cleanup will be conducted in two phases. The first phase, which was conducted in October/November 2015, involved excavating, treating, and disposing of “hot spot” soils at an off-site landfill. Phase 2, which is the basis of the cleanup costs for this grant application, will involve improving the site to allow for an engineered barrier to be placed over wide-spread, low levels of contaminants in soil at the site. The cleanup will also include constructing a subslab vapor depressurization system for future construction at the property.

This Analysis of Brownfields Cleanup Alternatives (ABCA) presents information about the soil and groundwater contamination on the property, the cleanup standards that will be met after the cleanup activities are completed, and several alternatives that may be used to clean up the property.

1.1 SITE LOCATION

The property is located at 7329 West Harrison Street in Forest Park, Cook County, Illinois. The site is located in a mixed use area including manufacturing, commercial, and single and multi-family residential. It is bounded by Circle Avenue to the East, Hannah Avenue to the West, Harrison Street to the South and the CSX railroad tracks to the North. Beyond the Chicago Wisconsin Railroad is Interstate 290. Refer to Figures 1 through 3.

1.2 PREVIOUS SITE USES

Prior to 1916, the subject property was utilized for community garden plots. The property was developed with a two-story timber and brick supported building in circa 1916 and occupied by a company (Ed Roos Cedar Chest Company) that made cedar chests and other wood furniture. The building was gradually expanded each year until in 1926 it consisted of a 50 by 500 foot three story building including a 50 by 100 foot L-shaped addition. The building was further expanded in 1956. Circa early 1960s, the building was occupied by a lithograph printing company and multiple other businesses including Fisher Pen Company. The building continued to be expanded, and as recently as 2005, covered approximately 90 to 95 percent of the property. As many as 27 different tenants occupied the building ranging from professional offices to light manufacturing. Most of the additions were demolished circa 2006, leaving the oldest portions of the building intact.

There was an effort to convert the remaining building into condominiums in circa 2007-2009, at which time the property was enrolled in the Illinois EPA Site Remediation Program for a focused No Further Remediation Letter to address chlorinated solvent contamination. There was a considerable amount of investigative work completed and reports submitted to the Illinois EPA, however, the development was not completed and the bank foreclosed on the property. The property fell into a state of disrepair.

1.3 SITE ASSESSMENT FINDINGS

1.3.1 Previous Assessments

Four environmental site assessments were conducted between 1999 and 2013 to research the available information for the property including historical operations, hazardous chemicals used, wastes generated, and environmental reports prepared for the property. The studies done by others were purportedly conducted following a prescribed procedure known as American Society for Testing and Materials (ASTM) Standard E1527 Phase I Environmental Site Assessments (Phase I ESA). The most recent Phase I ESA was conducted by St. John-Mittelhauser & Associates, Inc. for the PDFP with a report date of May 16, 2013, which was performed consistent with the referenced ASTM standard and applicable law. The study identified the following environmental concerns:

- A long history, almost 100 years, of occupancy of the property by light commercial and industrial businesses that handled or generated petroleum products and/or hazardous chemicals and wastes has contaminated soil and groundwater at the property.
- A former heating oil underground storage tank (UST) on the property may have leaked and contaminated the soil and groundwater at the property.
- Eight unlabeled drums with poor to compromised integrity on the property may have leaked and contaminated the underlying soil.
- An underground cistern-like structure of unknown historical use on the property could be a source of contamination to the property.

- A petroleum release from a UST on an adjoining property has not been completely cleaned up, and contaminants may migrate beneath the subject property.

Multiple subsurface investigations have been conducted at the property between 2006 and 2013 to investigate the presence and extent of contaminated soil and groundwater underlying the property. Based on these investigations, the property is underlain with 3 to 5 feet of fill from an unknown source. In some areas, the fill contains a few contaminants (polynuclear aromatic hydrocarbons (PAHs) and metals) that exceed Illinois cleanup standards. The investigations have also identified an area of soil and groundwater containing chlorinated hydrocarbons that exceed Illinois cleanup standards.

1.3.2 December 2014 Site Investigation

In December 2014, a site investigation was conducted in accordance with an Illinois EPA-approved Comprehensive Site Investigation Work Plan to identify the nature and extent of contaminants on the property. The investigation met the goals of the Work Plan including the evaluation of the RECs identified in the Phase I ESA, the delineation of the extent of chlorinated hydrocarbon contamination in soil, the evaluation of contaminants in the surficial fill material and underlying native soil across the property, and an evaluation of contaminants in perched groundwater and the groundwater flow direction.

The investigation revealed the presence of low concentrations of PCBs and pesticides in a few of the surface and near surface fill materials, along with sporadic VOCs, PNAs, and metals.

Figures 4 through 6 show the sample locations and contaminants that exceed Illinois cleanup standards in soil and groundwater. The contaminants that have been identified at the property exceed Illinois cleanup standards for several human exposure routes including soil ingestion, outdoor air inhalation, migration to groundwater, and groundwater ingestion. These exposure routes will need to be addressed during the cleanup.

1.4 PROJECT GOAL

The preliminary plan for site redevelopment and reuse includes the construction of a gymnasium and fitness center, open grassy areas with the potential for a soccer field, walking paths, and a covered bicycle parking area for CTA commuters. The project goal is to eliminate exposure to identified hazardous substances so that the community will have unrestricted access to the park.

2.0 APPLICABLE REGULATIONS AND CLEANUP STANDARDS

2.1 CLEANUP OVERSIGHT RESPONSIBILITY

The property is enrolled in the Illinois EPA Site Remediation Program, a voluntary cleanup program. The program requires submittals of plans and reports which the Illinois EPA reviews and approves, if they meet legal criteria. If a property successfully completes the program, the owner receives a No Further Remediation (NFR) Letter. The letter specifies if there are any land use restrictions or institutional controls related to any contaminants that remain at the site.

2.2 APPLICABLE CLEANUP STANDARDS

The PDFP is seeking a comprehensive NFR letter, with final contaminant levels meeting residential cleanup levels for all complete exposure routes after the required cleanup is finished. Comprehensive means that the soil and groundwater at the property must be analyzed for all contaminants that may have used throughout the history of the property. If the historical property uses and/or hazardous substances that may have been used are poorly documented, soil and groundwater samples must be analyzed for the Target Compound List, which includes volatile and semivolatile compounds, pesticides, PCBs, and inorganic compounds. Because the historical operations and use of chemicals at the property are poorly documented, the soil and groundwater at the site were analyzed for the Target Compound List.

2.3 APPLICABLE LAWS AND REGULATIONS

The applicable regulations that apply to the cleanup include state and Federal regulations. The applicable State of Illinois regulations include:

- 35 Illinois Administrative Code (IAC) Part 740, Site Remediation Program
- 35 IAC Part 742, Tiered Approach to Cleanup Objectives

Federal regulations that may apply to the cleanup include:

- 40 Code of Federal Regulations (CFR) Part 761 if PCBs are detected above 1 part per million.

3.0 EVALUATION OF CLEANUP ALTERNATIVES

In March 2015, the PDFP submitted a Comprehensive Site Investigation (CSI)/Remedial Objectives Report (ROR)/Remedial Action Plan to the Illinois EPA. The proposed cleanup alternative is to excavate soil that was shown to be impacted with VOCs above the soil saturation and residential outdoor inhalation remediation objectives. The excavated soil would be conditioned onsite and placed back in the excavation if concentrations are below outdoor inhalation standards; or (2) treated on site and properly disposed of at an appropriate licensed landfill. This phase of the project was completed in October/November 2015. Additionally, areas that are not excavated but where concentrations are above the soil ingestion remediation objectives will be covered with an engineered barrier (see Figure 7) to exclude these exposure pathways. The following alternatives were evaluated during the selection process for the proposed cleanup alternative.

3.1 ALTERNATIVE 1: SOIL EXCAVATION AND DISPOSAL

3.1.1 Description of Alternative

The alternative would consist of the excavation, transportation, and offsite landfill disposal of all remaining soil that exceeds the established cleanup levels. Groundwater exceeding the established cleanup levels would be pumped out of the open excavations, and transported to facility for treatment and disposal. After confirmatory soil sampling demonstrated that the remaining soil met cleanup levels, clean soil would be transported to the site to replace the excavated soil. If necessary, an institutional control consisting of a groundwater use restriction would be used to exclude the groundwater ingestion exposure route.

3.1.2 Anticipated Effectiveness

Alternative 1 would be effective for site development that involves unlimited use of the property for open space and new structures.

3.1.3 Ease of Implementability

This alternative would be easy to implement and could be accomplished with conventional earth moving equipment.

3.1.4 Estimated Cost

The estimated cost for this alternative is summarized below.

PDFP Costs	\$ 4,500
Subcontracted Field Services Costs	\$1,406,861
Subcontracted Professional/Technical Services	\$ 84,466
Illinois EPA Review & Evaluation Fees	\$ 7,500
TOTAL	\$1,503,327

Details of the cost estimate are presented in Table 1.

3.2 ALTERNATIVE 2: ENGINEERED BARRIERS AND INSTITUTIONAL CONTROLS

3.2.1 Description of Alternative

This alternative consists of site clearing of debris, preparing the subbase for placement of a geotextile, placement of the geotextile and 18 inches of soil, and site seeding/landscaping. The proposed area for the engineered barrier is shown in Figure 7. The engineered barrier is used to exclude the soil ingestion, soil inhalation, and migration to groundwater exposure routes/pathways. New structures and paved parking areas installed over contaminated soil will also serve as engineered barriers but are not included in the cost estimate. An institutional control consisting of a groundwater use restriction would be used to exclude the groundwater ingestion exposure route. Future buildings would be required to employ building control technologies such as a subslab depressurization system or vapor barrier to address the indoor inhalation exposure route. The engineered barriers and institutional controls would be documented in the NFR letter, which would be recorded on the property deed.

3.2.2 Anticipated Effectiveness

This alternative would be very effective for site development that involves constructing structures and parking areas on the property.

3.2.3 Ease of Implementability

This alternative would be easy to implement, but should be closely coordinated with site redevelopment so that the future building and paved parking surfaces could serve as engineered barriers.

3.2.4 Estimated Cost

The estimated cost for this alternative is summarized below.

PDFP Costs	\$ 4,500
Subcontracted Field Services Costs	\$267,554
Subcontracted Professional/Technical Services	\$ 62,000
Illinois EPA Review & Evaluation Fees	\$ 7,500
TOTAL	\$341,544

Details of the cost estimate are presented in Table 1.

3.3 ALTERNATIVE 3: NO ACTION

3.3.1 Description of Alternative

This alternative would consist of doing nothing to address the contaminants at the property.

3.3.2 Anticipated Effectiveness

This no-action approach would not be effective, as the PDFP could not utilize the property as a park without addressing the existing contamination.

3.3.3 Ease of Implementability

This alternative would be easy to implement as there is nothing that would need to be done.

3.4.4 Estimated Cost

This alternative would cost nothing.

4.0 RECOMMENDED CLEANUP ALTERNATIVE

4.1 DESCRIPTION OF ALTERNATIVE

The recommended cleanup alternative is Alternative 2, Engineered Barriers and Institutional Controls. The area where the majority of the engineered barrier will be placed is in an area that the PDFP plans on using as an open area and/or youth soccer field and leaving existing contamination in place would provide an unacceptable outdoor air exposure risk. Based on the investigations conducted to date, most of the soil and groundwater can be managed through the use of engineered barriers and institutional controls. Future buildings would employ a building control technology such as a subslab depressurization system or vapor barrier to exclude the indoor inhalation exposure route.

4.2 ANTICIPATED EFFECTIVENESS

This alternative would be very effective for addressing the known contamination at the property. The cleanup alternative would mitigate risk to the highest concentrations of contamination on the property while also providing barriers to contamination that is present at lower concentrations but may present a long-term risk to recreational users of the park.

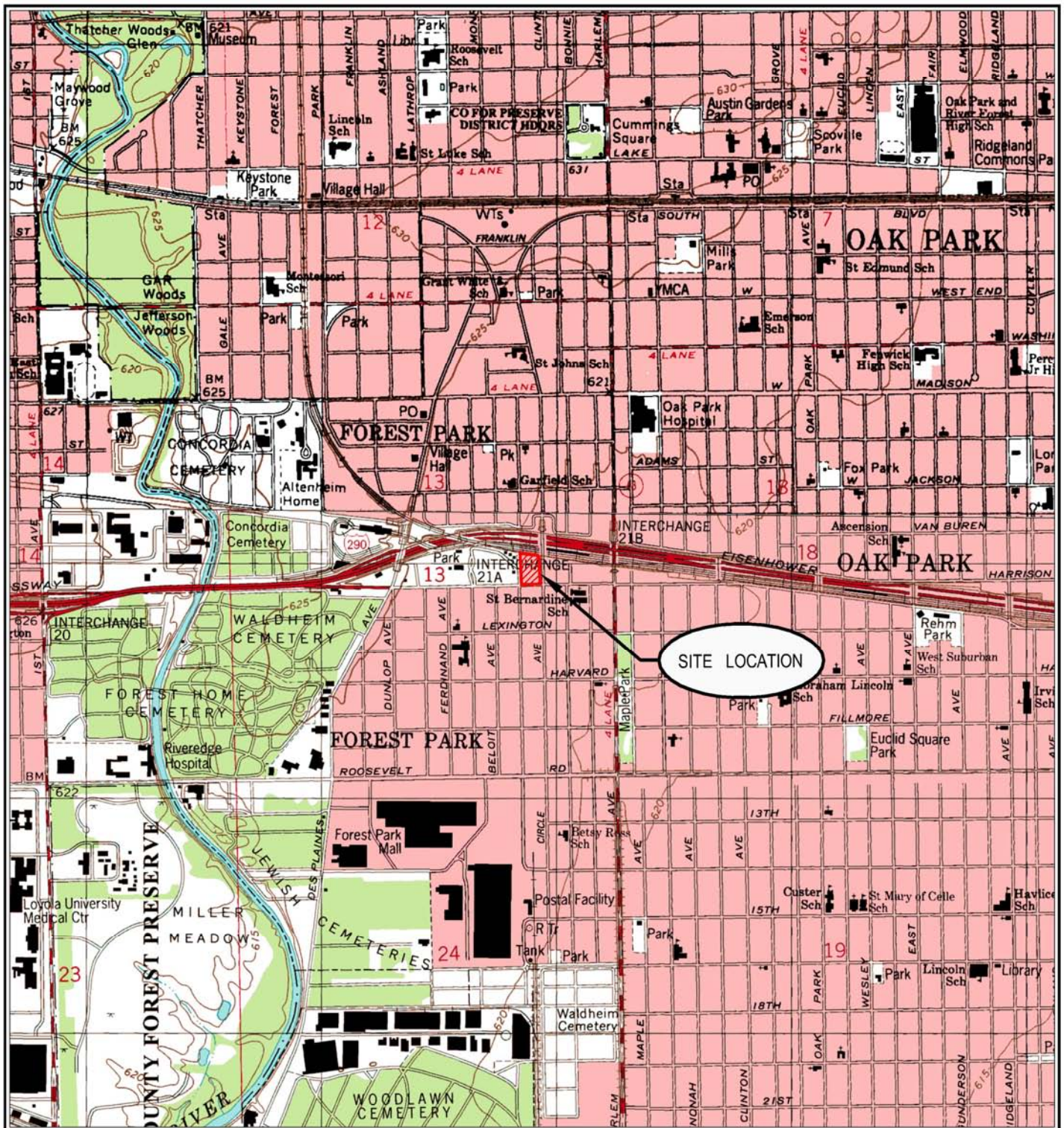
4.3 EASE OF IMPLEMENTABILITY

This alternative would be easy to implement.

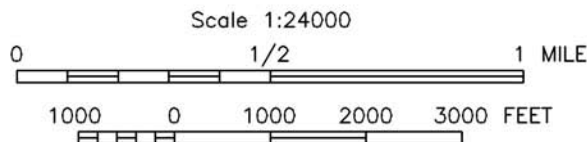
4.4 ESTIMATED COST

See estimated cost for Alternative 2.

FIGURES



QUADRANGLE LOCATION



(SOURCE OF MAP IS USGS 7.5 MINUTE QUADRANGLE MAP, BERWYN (1998), ILLINOIS)



CHECK BY GRP
DRAWN BY OS
DATE 5-9-13
SCALE AS SHOWN
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PRJ NO. 15-10008

SITE VICINITY MAP

FORMER ROOS PROPERTY

7329 WEST HARRISON STREET

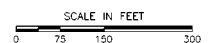
FOREST PARK, ILLINOIS

SM&A

ST. JOHN - MITTELHAUSER & ASSOCIATES

FIGURE

1



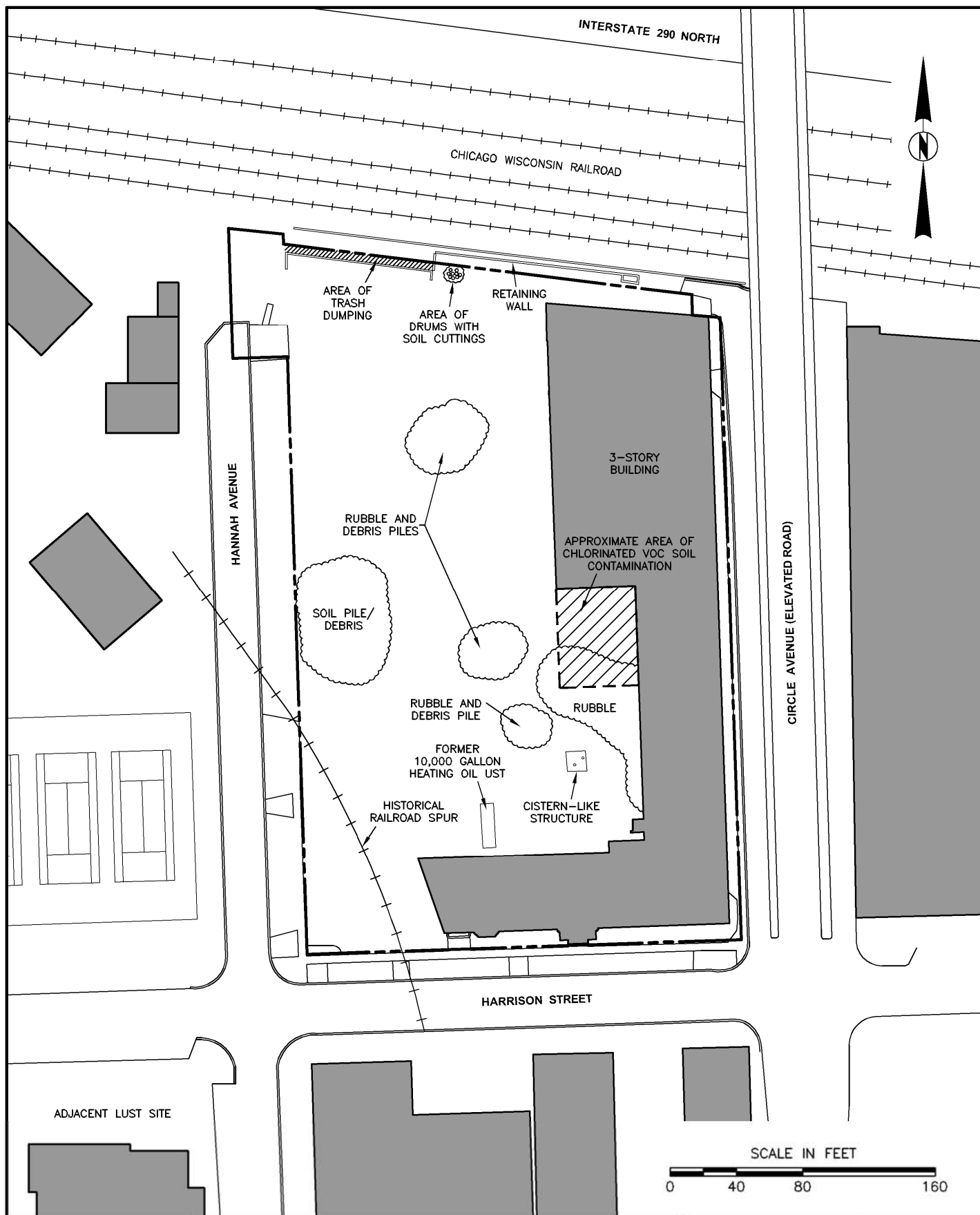
SOURCE OF IMAGERY:
FOREST PARK, 41°32'22.10"N 87°48'31.58"W
GOOGLE EARTH, APRIL 2, 2013

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DATE: 8-1-13
SCALE: AS SHOWN
CAD NO.: 10008.01N
PRJ NO.: 15-10008

SM&A
ST. JOHN - MYTELHAUSER & ASSOCIATES

SURROUNDING LAND USE MAP
FORMER ROSS PROPERTY
7329 WEST HARRISON STREET
SECTION 13, T39N, R12E
FOREST PARK, COOK COUNTY, ILLINOIS 60130

FIGURE
2



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PRJ NO.	15-10008

SITE FEATURES MAP

FORMER ROOS PROPERTY

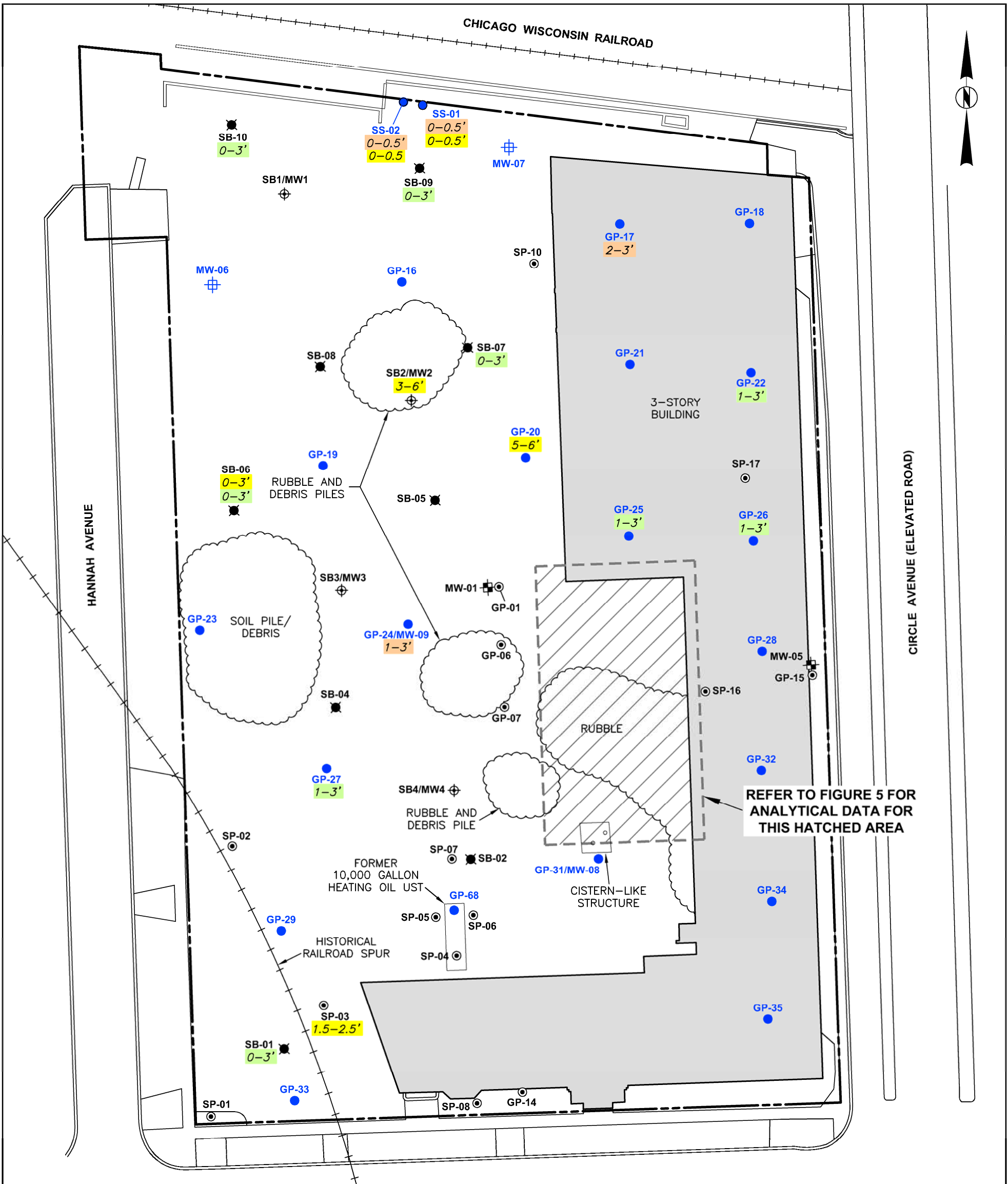
7329 WEST HARRISON STREET

FOREST PARK, ILLINOIS

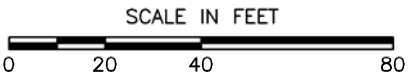
SM&A
ST. JOHN - MITTELHAUSER & ASSOCIATES

FIGURE

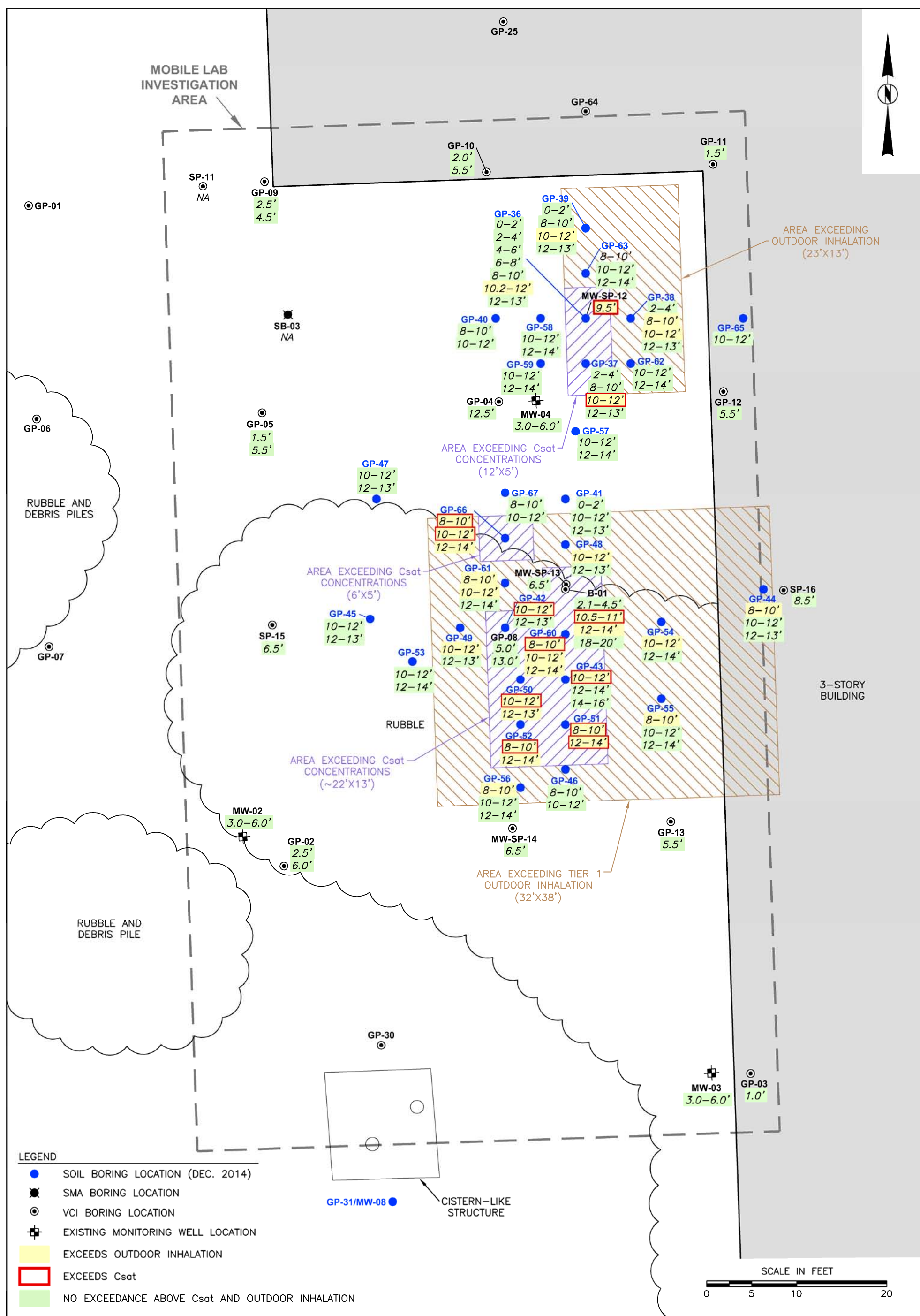
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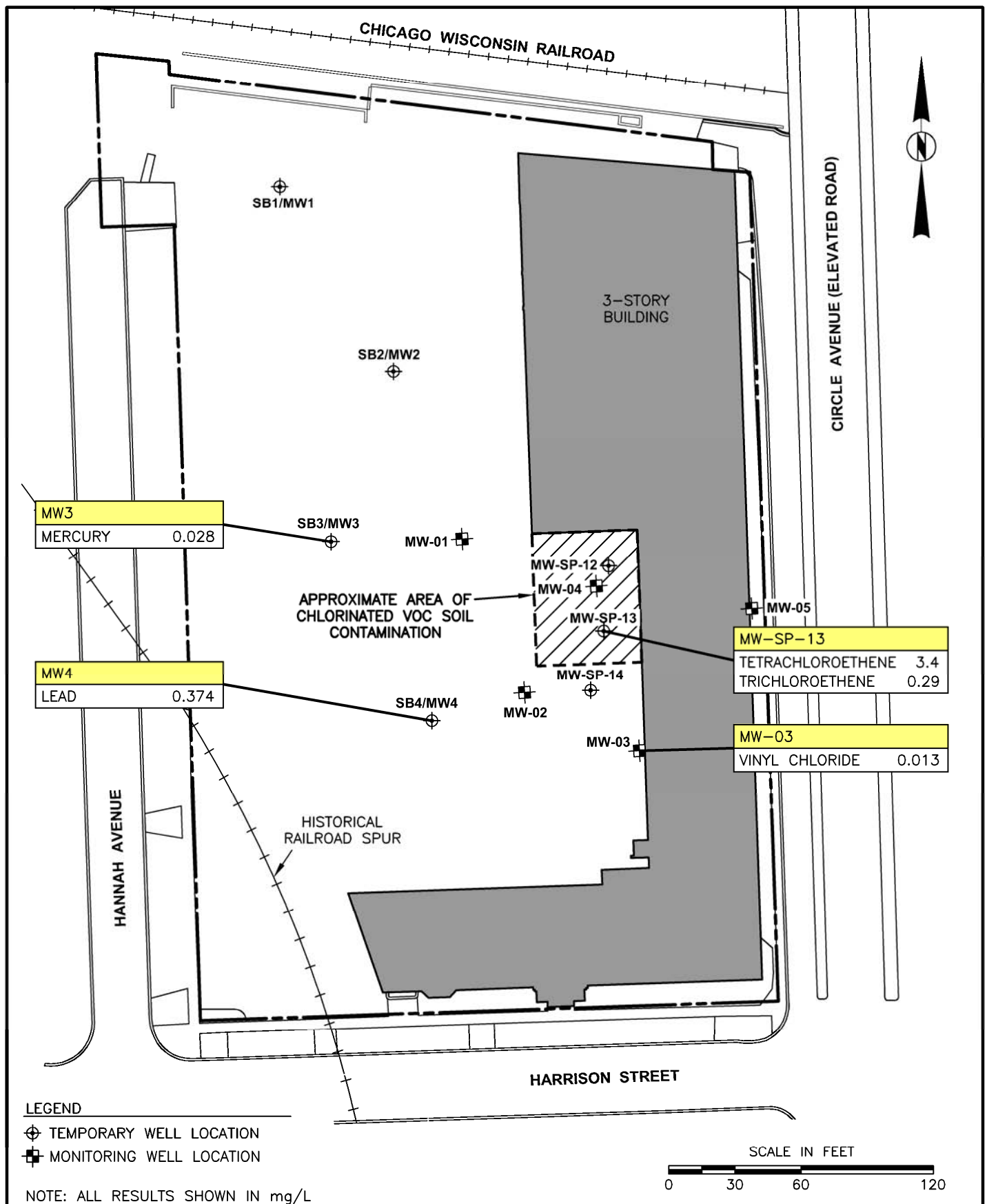



- LEGEND
- SOIL BORING LOCATION (DEC. 2014)
 - ⊕ MONITORING WELL LOCATION (DEC. 2014)
 - SMA BORING LOCATION
 - ⊕ HARRIS BANK BORING/WELL LOCATION
 - ⊙ VCI BORING LOCATION
 - ⊕ EXISTING MONITORING WELL LOCATION
 - PNAs>TIER I RESIDENTIAL OR BACKGROUND, WHICHEVER IS LESS STRINGENT
 - PCBs>1mg/kg
 - METALS>TIER I RESIDENTIAL OR BACKGROUND, WHICHEVER IS LESS STRINGENT

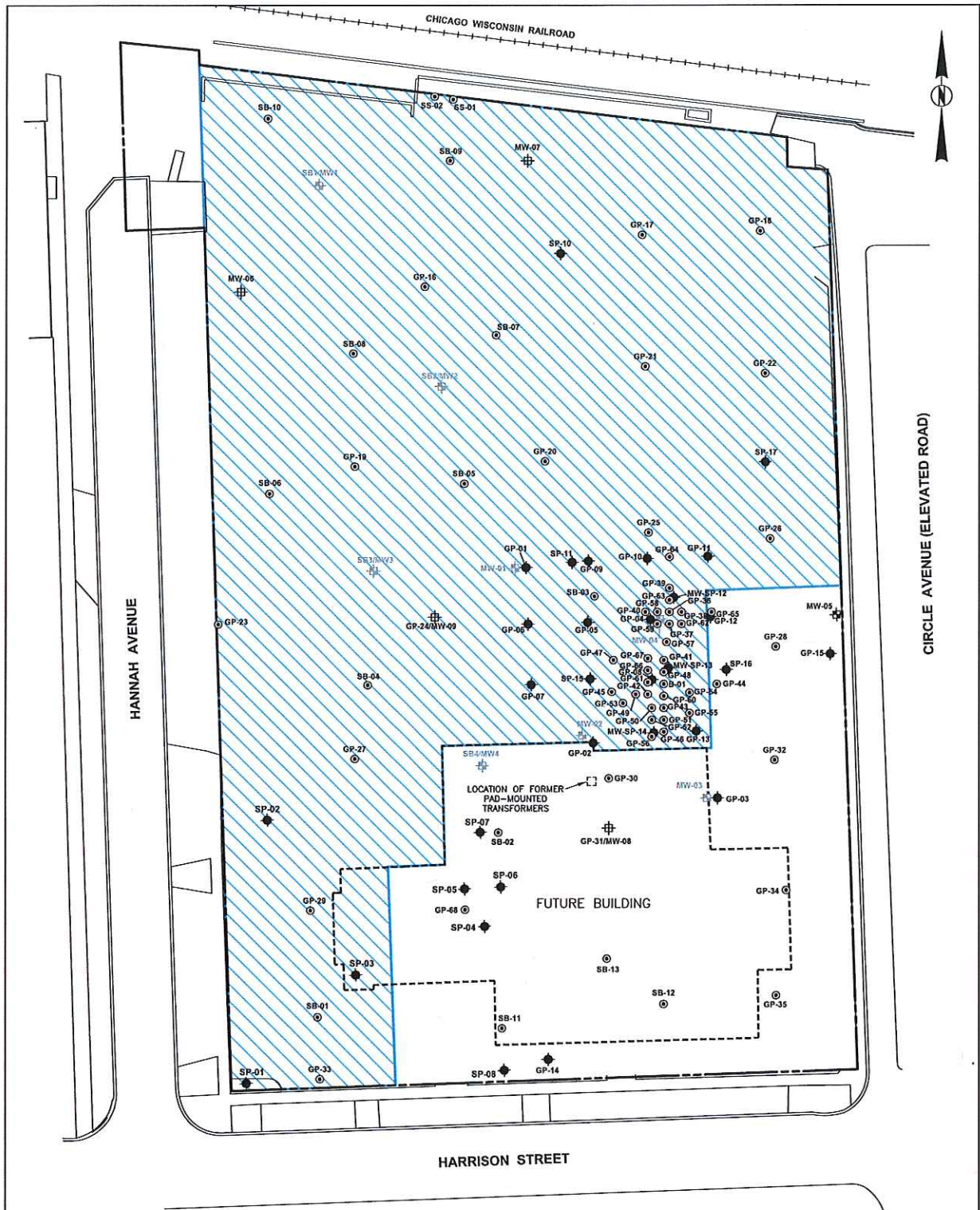


CHECK BY GRP	SOIL ANALYTICAL RESULTS EXCEEDING INGESTION EXPOSURE ROUTE OBJECTIVES (PRELIMINARY DATA)	FORMER ROOS PROPERTY 7329 WEST HARRISON STREET FOREST PARK, ILLINOIS		FIGURE 4
DRAWN BY OS				
DATE 12-17-14				
SCALE AS SHOWN				
CAD NO. 10008.01F6				
PRJ NO. 15-10008				





CHECK BY GRP	<p>GROUNDWATER ANALYTICAL RESULTS</p> <p>EXCEEDING CLASS II GROUNDWATER REMEDIATION OBJECTIVES</p> <p>FORMER ROOS PROPERTY</p> <p>7329 WEST HARRISON STREET</p> <p>FOREST PARK, ILLINOIS</p>	 <p>ST. JOHN - MITTELHAUSER & ASSOCIATES</p>	<p>FIGURE</p> <p>6</p>
DRAWN BY OS			
DATE 8-1-13			
SCALE AS SHOWN			
CAD NO. 10008.01E3			
PRJ NO. 15-10008			



LEGEND

- ⊙ SMA SOIL BORING LOCATION
- ⊕ SMA MONITORING WELL LOCATION
- ◆ PREVIOUS SOIL BORING LOCATION
- ⊕ EXISTING MONITORING WELL LOCATION
- ⊕ FORMER MONITORING WELL LOCATION
- ▨ AREA EXCEEDING TIER I RESIDENTIAL SOIL SROs

CHECK BY	GRP
DRAWN BY	OS
DATE	3-10-15
SCALE	AS SHOWN
CAD NO.	10008.01Q4
PRJ NO.	15-10008

PROPOSED EXTENT OF ENGINEERED BARRIER

FORMER ROOS PROPERTY
7329 WEST HARRISON STREET
FOREST PARK, ILLINOIS

SCALE IN FEET
0 20 40 80

SM&A
ST. JOHN - MITTELHAUSER & ASSOCIATES

FIGURE

7

TABLES

TABLE 1
PARK DISTRICT OF FOREST PARK
ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES

Alternative 1: Soil Excavation and Disposal

Task Description	Contracted Field Services	Professional Services	PDoFP Costs	Illinois EPA Review/Eval. Costs	Total Task Cost
Brownfields Programmatic Requirements					
Preparation of ABCA, Community Relations Plan		\$3,000	\$500		\$3,500
Quarterly Progress & Final Reports for EPA		\$8,000	\$1,000		\$9,000
Remediation Bid Process		\$6,000	\$3,000		\$9,000
Task Total	\$0	\$17,000	\$4,500	\$0	\$21,500
Contaminated Soil Excavation					
Excavate, Transport and Dispose of 3 Feet of Soil	\$1,017,716	\$18,093			\$1,035,809
Replace 3 feet of Clean Soil	\$381,645	\$18,093			\$399,738
Task Total	\$1,399,361	\$36,186	\$0	\$0	\$1,435,547
Confirmatory Soil Sampling					
Task Total	\$7,500	\$1,280			\$8,780
Illinois EPA Report Preparation					
Task Total		\$30,000			\$30,000
Illinois EPA Review and Evaluation Fees					
Task Total				\$7,500	\$7,500
ALTERNATIVE TOTAL	\$1,406,861	\$84,466	\$4,500	\$7,500	\$1,503,327

TABLE 2
PARK DISTRICT OF FOREST PARK
ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES

Alternative 2: Engineered Barriers & Institutional Controls

Task Description	Contracted Field Services	Professional Services	PDoFP Costs	Illinois EPA Review/Eval. Costs	Line Item Cost
Brownfields Programmatic Requirements					
Preparation of ABCA, Community Relations Plan		\$3,000	\$500		\$3,500
Quarterly Progress & Final Reports for EPA		\$8,000	\$1,000		\$9,000
Remediation Bid Process		\$6,000	\$3,000		\$9,000
Task Total	\$0	\$17,000	\$4,500	\$0	\$21,500
Soil Mgmt Zone Prep & Site Grading					
Foundation Removal/Construction Debris Removal/Site Prep	\$15,000	\$3,000			\$18,000
Disposal of Construction Debris and Waste Soil	\$16,000	\$3,000			\$19,000
Placement of Geotextile	\$12,722				\$12,722
Place 1.5 feet of Clean Soil	\$190,823	\$9,000			\$199,823
Seeding/Landscaping	\$20,000				\$20,000
Subslab depressurization system	\$13,000				\$13,000
Task Total	\$267,544	\$15,000	\$0	\$0	\$282,544
Illinois EPA Report Preparation					
Task Total		\$30,000			\$30,000
Illinois EPA Review and Evaluation Fees					
Task Total				\$7,500	\$7,500
ALTERNATIVE TOTAL	\$267,544	\$62,000	\$4,500	\$7,500	\$341,544

PHOTO LOG

Former Roos Property
7329 Harrison Street
Forest Park, IL

USEPA Brownfields Cleanup Grant Application

December 2015



1. Subject Property Before Demolition: Facing north



2. Subject Property Before Demolition: Facing northwest



3. Subject Property Before Demolition: Facing east



4. Subject Property Before Demolition: Facing west;
in background is the adjacent PDFP tennis courts



5. Unlabeled drums along north property boundary



6. Building Roof: Facing west

Former Roos Property
7329 Harrison Street
Forest Park, IL

USEPA Brownfields Cleanup Grant Application

December 2015



7. Second story of western portion of building before demolition.



8. Second story of eastern portion of building before demolition.



9. Second story of eastern portion of building with damaged roof.



10. Facing southwest; north wall partial collapse causing emergency demolition.



11. During VOC soil remediation after building demolition; facing west



12. Current status of property; facing west.

ATTACHMENT G
Documentation of Nonprofit Status



Illinois Department of Revenue

Office of Local Government Services
Sales Tax Exemption Section, 3-520
101 W. Jefferson Street
Springfield, IL 62702
217 782-8881

January 2, 2010

FOREST PARK PARK DISTRICT
FISCAL OFFICER
7501 HARRISON ST
FOREST PARK IL 60130

Effective January 1, 2010, we have renewed your governmental exemption from payment of the Retailers' Occupation Tax, the Service Occupation Tax (both state and local), the Use Tax, and the Service Use Tax, as required by Illinois law.

We have issued the following new tax exemption identification number:

E9998-0266-06
to
FOREST PARK PARK DISTRICT
of
FOREST PARK, IL

The terms and conditions governing use of your exemption number remain unchanged.

Office of Local Government Services
Illinois Department of Revenue

ATTACHMENT H
Documentation of Applicant Eligibility

STATE OF ILLINOIS)

ss.)

COUNTY OF COOK)

IN THE COUNTY COURT OF COOK COUNTY

IN THE MATTER OF THE PETITION
TO ORGANIZE THE PARK DISTRICT OF
FOREST PARK.)

No. 85265

STATEMENT OF RESULT OF ELEC-
TION AND ORDER DECLARING SAME.

I, EDMUND K. JARECKI, County Judge and Judge of the County
Court of Cook County, Illinois, DO HEREBY CERTIFY that on this 14th
day of November, A. D. 1934, as said County Judge and as Judge of said
County Court, I canvassed the returns made to me of an election held on
the 6th day of November, A. D. 1934, in the territory described as
follows, to-wit:

South East Quarter (S.E. $\frac{1}{4}$) of Section Twelve (12);
all of Section Thirteen (13); that part of Section
Fourteen (14) East of the Des Plaines River; all
of the North Half (N. $\frac{1}{2}$) of Section Twenty-four (24)
East of the Des Plaines River; that part of the North
Two Hundred Two and 04/100 (202.04) feet of the North
East Quarter (N.E. $\frac{1}{4}$) of Section Twenty-three (23),
Township Thirty-nine (39) North, Range Twelve (12)
East of the Third Principal Meridian, lying East
of the center line of the Des Plaines River and West
of a line Seven Hundred Forty-seven and ninety-six
hundredths (747.96) feet of and parallel to the East
line of said Section Twenty-three (23); also that
part of the South Two Hundred Two and 04/100 (202.04)
feet North Four Hundred Four and 08/100 (404.08) feet
of the North East Quarter (N.E. $\frac{1}{4}$) of Section Twenty-
three (23), Township Thirty-nine (39) North, Range
Twelve (12), East of the Third Principal Meridian,
lying East of the center line of the Des Plaines
River and West of a line Six Hundred Twenty-five and
ninety-six hundredths (625.96) feet West of a line
parallel to the East line of Section Twenty-three
(23), situated in the County of Cook and State of
Illinois,

being the territory described in the petition of 100 and more legal voters
of Forest Park, filed in the Office of the Clerk of said County Court on

the 9th day of October, A. D. 1934 and for the purpose of submitting to the legal voters of said territory the question of whether they would organize as a Park District under the name of "PARK DISTRICT OF FOREST PARK", under an Act of the General Assembly of the State of Illinois entitled "AN ACT to provide for the organization of park districts and the transfer of submerged lands to those bordering on navigable bodies of water", approved June 24th, 1895, in force July 1st, 1895, as amended April 22nd, 1899 and May 13th, 1905 and June 9th, 1909, and to elect five (5) Commissioners to serve as provided by said Act.

I FURTHER FIND AND CERTIFY that as such County Judge, and in pursuance of said Order of said County Court and as required by the provisions of said Act, I gave more than twenty (20) days' notice of said election, by causing notices to be posted on October 15th, A. D. 1934, in five (5) public places within such proposed district; that said notices were posted as follows, to-wit:

One on a poplar tree at the North East corner of
14th Street and Marengo Avenue;

One on a telegraph post at the North East corner of
Circle Avenue and Roosevelt Road;

One on an elm tree at the East side of the Grant School,
Circle Avenue and Randolph Street;

One on the bulletin board at the Municipal Building at
Monroe Street and Desplaines Avenue;

One on a telegraph post at the South West corner of
Desplaines Avenue and Madison Street,

all in Forest Park, Cook County, Illinois;

all of which are five (5) of the most public places in said described territory; and that in pursuance of said Order I caused said notice of said election to be published in a newspaper published in said territory, to-wit: "FOREST PARK REVIEW", which is a secular newspaper published weekly in, and

of general circulation throughout, said described territory, and which had been regularly and continuously so published for more than six (6) months next prior to the date of the first publication of said notice; that said notice was published in said FOREST PARK REVIEW once in each week for three (3) successive weeks, the date of the first publication being October 11th, 1934 and the date of the last publication being October 25th, 1934; and that said notice was published in said FOREST PARK REVIEW once in each week for three successive weeks, the date of the first publication being October 11th, 1934 and the date of the last publication being October 25th, 1934; all of which is shown by certificate of posting and two (2) separate certificates of publication this day submitted to me and filed in said County Court.

I FURTHER FIND from evidence, both oral and documentary, now offered and submitted to me in open Court, that in addition to the statutory notice given as aforesaid, general notice was given more than twenty (20) days prior to said election by means of news items and editorials in said newspapers published in said described territory, as aforesaid, and by means also of public meetings at which the matter was discussed, and otherwise, that said election was to be held at the time and the places aforesaid, both for the purpose of submitting to the legal voters the question of organization as a Park District and to elect five (5) Park Commissioners to serve as provided by said Act; that the legal voters of said described territory had actual notice and general knowledge of the time and places of holding said election and all of the purposes for which the same was held; that the number of votes polled at said election was much larger than the number ordinarily polled at the ordinary Village and Township elections in said described territory, and that said vote polled at said election was a full and fair expression of the will of the people of said described territory

with reference to the matters voted upon at said election.

NOW, THEREFORE, I, EDMUND K. JARECKI, County Judge and Judge of the County Court of said Cook County, DO HEREBY FIND, CERTIFY AND DECLARE that said election was in all respects legal and regular and in conformity with said order and notice of election and the provisions of said Act; that at said election the following legal voters resident within said described territory were voted for as Commissioners for said "PARK DISTRICT OF FOREST PARK", to-wit: JOHN S. MURRAY; FRED STEERS; RAYMOND H. WARNECKE; DR. J. T. WARNER and HARRY WEIDEMANN; and that the following is a correct statement of the result of said election as shown by the canvass and count of said returns, to-wit:

29TH PRECINCT.	<u>NO. OF BALLOTS</u>
Total number of ballots cast upon question of organization of Park District,	307
Number of ballots cast for such organization,	133
Number of ballots cast against such organization,	174
Number of ballots cast for JOHN S. MURRAY, as Park Commissioner,	133
Number of ballots cast for FRED STEERS, as Park Commissioner	133
Number of Ballots cast for RAYMOND H. WARNECKE, as Park Commissioner,	133
Number of Ballots cast for DR. J. T. WARNER, as Park Commissioner,	133
Number of Ballots cast for HARRY WEIDEMANN, as Park Commissioner,	133

30TH PRECINCT.	
Total number of ballots cast upon question of organization of Park District,	314
Number of ballots cast for such organization,	150
Number of ballots cast against such organization,	164

(30TH PRECINCT Cont'd)	<u>NO. OF BALLOTS</u>
Number of Ballots cast for JOHN S. MURRAY, as Park Commissioner,	121
Number of ballots cast for FRED STEERS, as Park Commissioner,	117
Number of ballots cast for RAYMOND H. WARNECKE, as Park Commissioner,	125
Number of ballots cast for DR. J. T. WARNER, as Park Commissioner,	121
Number of Ballots cast for HARRY WEIDEMANN, as Park Commissioner,	122
Number of Ballots cast for Reinhold Scheel, as Park Commissioner,	2
Number of ballots cast for JULIUS VOSS, as Park Commissioner,	1
Number of ballots cast for ERNEST WITT, as Park Commissioner,	1
<u>31ST PRECINCT.</u>	
Total number of ballots cast upon question of organization of Park District,	185
Number of ballots cast for such organization,	110
Number of ballots cast against such organi- zation,	75
Number of ballots cast for JOHN S. MURRY, as Park Commissioner,	97
Number of ballots cast for FRED STEERS, as Park Commissioner,	90
Number of ballots cast for RAYMOND H. WARNECKE, as Park Commissioner,	100
Number of Ballots cast for DR. J. T. WARNER, as Park Commissioner,	98
Number of ballots cast for HARRY WEIDEMANN, as Park Commissioner,	95
Number of ballots cast for EMERY PARICHY, as Park Commissioner,	1
Number of ballots cast for KURT BERLINER, as Park Commissioner	1
Number of ballots cast for JAMES BRADY, as Park Commissioner,	1
<u>32ND PRECINCT.</u>	
Total number of ballots cast upon question of organization of Park District,	391
Number of ballots cast for such organization,	207
Number of ballots cast against such organi- zation,	184
Number of ballots cast for JOHN S. MURRAY, as Park Commissioner,	160

(32ND PRECINCT Cont'd)

NO. OF BALLOTS

Number of ballots cast for FRED STEERS, as Park Commissioner,	154
Number of ballots cast for RAYMOND H. WARNECKE, as Park Commissioner,	167
Number of ballots cast for DR. J. T. WARNER, as Park Commissioner,	162
Number of ballots cast for HARRY WEIDEMANN, as Park Commissioner,	172
Number of ballots cast for OTTO FELGNER, as Park Commissioner,	1
Number of ballots cast for ARTHUR SCHUELER, as Park Commissioner,	1
Number of ballots cast for ROY MOHR, as Park Commissioner,	1
Number of ballots cast for HERBERT BURTAR, as Park Commissioner,	1
Number of ballots cast for H. C. DOERING, as Park Commissioner,	1
Number of ballots cast for OTTO PETERSON, as Park Commissioner,	1
Number of ballots cast for BRUCE BLAIR, as Park Commissioner,	1
Number of ballots cast for ART GEYER, as Park Commissioner,	1
Number of ballots cast for HAROLD HOSLER, as Park Commissioner,	2
Number of ballots cast for CARL FRIEDLY, as Park Commissioner,	2
Number of ballots cast for ERNEST WITT, as Park Commissioner,	1

33RD PRECINCT.

Total number of ballots cast upon question of organization of Park District,	332
Number of ballots cast for such organization	213
Number of ballots cast against such organi- zation,	119
Number of ballots cast for JOHN S. MURRAY, as Park Commissioner,	191
Number of ballots cast for FRED STEERS, as Park Commissioner,	185
Number of ballots cast for RAYMOND H. WARNECKE, as Park Commissioner,	191
Number of ballots cast for DR. J. T. WARNER, as Park Commissioner,	195
Number of ballots cast for HARRY WEIDEMANN, as Park Commissioner,	184
Number of ballots cast for CARL FRIEDLY, as Park Commissioner,	7
Number of ballots cast for HAROLD HOSLER, as Park Commissioner,	6
Number of ballots cast for ERNEST WITT, as Park Commissioner,	1

34TH PRECINCT

Total number of ballots cast upon question of organization of Park District,	399
---	-----

34TH PRECINCT (Cont'd.)	<u>NO. OF BALLOTS.</u>
Number of ballots cast for such organization,	183
Number of ballots cast against such organization,	216
Number of ballots cast for JOHN S. MURRAY, as Park Commissioner,	No return
Number of ballots cast for FRED STEERS, as Park Commissioner	No return
Number of ballots cast for RAYMOND H. WARNECKE, as Park Commissioner,	No return
Number of ballots cast for DR. J. T. WARNER, as Park Commissioner,	No return
Number of ballots cast for HARRY WEIDEMANN, as Park Commissioner,	No return

35TH PRECINCT.

Total number of ballots cast upon question of organization of Park District	465
Number of ballots cast for such organization,	318
Number of ballots cast against such organization	147
Number of ballots cast for JOHN S. MURRAY, as Park Commissioner,	254
Number of Ballots cast for FRED STEERS, as Park Commissioner,	252
Number of ballots cast for RAYMOND H. WARNECKE, as Park Commissioner,	243
Number of ballots cast for DR. J. T. WARNER, as Park Commissioner,	238
Number of ballots cast for HARRY WEIDEMANN, as Park Commissioner,	240
Number of ballots cast for LOUIS JACOBS, as Park Commissioner,	1
Number of ballots cast for E. ELWANGER, as Park Commissioner,	1
Number of Ballots cast for ARTHUR CRABBE, as Park Commissioner,	1
Number of ballots cast for MRS. PETERSOHN, as Park Commissioner,	2

36TH PRECINCT.

Total number of ballots cast upon question of organization of Park District,	582
Number of ballots cast for such organization,	396
Number of ballots cast against such organization,	186
Number of ballots cast for JOHN S. MURRAY, as Park Commissioner,	230
Number of ballots cast for FRED STEERS, as Park Commissioner,	217
Number of ballots cast for RAYMOND H. WARNECKE, as Park Commissioner,	220

36th PRECINCT. (Cont'd.)	NO. OF BALLOTS
Number of ballots cast for DR. J. T. WARNER, as Park Commissioner,	219
Number of ballots cast for HARRY WEIDEMANN, as Park Commissioner	229

37TH PRECINCT.	
Total number of ballots cast upon question of organization of Park District,	439
Number of ballots cast for such organization,	258
Number of ballots cast against such organi- zation,	231
Number of ballots cast for JOHN S. MURRAY, as Park Commissioner,	216
Number of ballots cast for FRED STEERS, as Park Commissioner,	190
Number of ballots cast for RAYMOND H. WARNECKE, as Park Commissioner,	204
Number of Ballots cast for DR. J. T. WARNER, as Park Commissioner,	199
Number of ballots cast for HARRY WEIDEMANN, as Park Commissioner,	197
Number of ballots cast for HAROLD HOSLER, as Park Commissioner,	1
Number of Ballots cast for JOHN FRIEDLEY, as Park Commissioner,	1

The total number of ballots cast at said election upon the question of organization of said described territory into and as said "PARK DISTRICT OF FOREST PARK" was 3,464, of which 1,968 were for the organization of said "PARK DISTRICT OF FOREST PARK" and 1,496 were against the organization of said "PARK DISTRICT OF FOREST PARK".

The total number of votes received by each of said persons voted for as Park Commissioners is shown as follows:

Total number of votes for JOHN S. MURRAY, as Park Commissioner,	1402
Total number of votes for FRED STEERS, as Park Commissioner,	1338
Total number of votes for RAYMOND H. WARNECKE, as Park Commissioner,	1383
Total number of votes for DR. J. T. WARNER, as Park Commissioner,	1365
Total number of votes for HARRY WEIDEMANN, as Park Commissioner,	1372
Total number of votes for REINHOLD SCHEEL, as Park Commissioner,	2
Total number of votes for JULIUS VOSS, as Park Commissioner,	1

Total number of votes for ERNEST WITT, as Park Commissioner,	3
Total number of votes for EMERY PARICHY, as Park Commissioner,	1
Total number of votes for KURT BERLINER, as Park Commissioner,	1
Total number of votes for JAMES GRADY, as Park Commissioner	1
Total number of votes for OTTO FELGNER, as Park Commissioner,	1
Total number of votes for ARTHUR SCHUELER, as Park Commissioner,	1
Total number of votes for ROY MOHR, as Park Commissioner	1
Total number of votes for HERBERT BURTAR, as Park Commissioner,	1
Total number of votes of H. C. DOERING, as Park Commissioner,	1
Total number of votes for OTTO PETERSON, as Park Commissioner,	1
Total number of votes for BRUCE BLAIR, as Park Commissioner,	1
Total number of votes for ARTHUR GEYER, as Park Commissioner,	1
Total number of votes for HAROLD HOSLER, as Park Commissioner,	9
Total number of votes for CARL FRIEDLY, as Park Commissioner,	9
Total number of votes for LOUIS JACOBS, as Park Commissioner,	1
Total number of votes for E. ELWANGER, as Park Commissioner,	1
Total number of votes for ARTHUR CRABBE, as Park Commissioner,	1
Total number of votes for MRS. PETERSOHN, as Park Commissioner,	2
Total number of votes for JOHN FRIEDLEY, as Park Commissioner,	1

NOW, THEREFORE, I HEREBY FIND, CERTIFY AND DECLARE that a majority of the votes cast within said territory at said election were cast in favor of the organization of said territory as "PARK DISTRICT OF FOREST PARK"; and that said territory, to-wit:

South East Quarter (S.E. $\frac{1}{4}$) of Section Twelve (12);
all of Section Thirteen (13); that part of Section
Fourteen (14) East of the Des Plaines River; all
of the North Half (N. $\frac{1}{2}$) of Section Twenty-four (24)
East of the Des Plaines River; that part of the North
Two Hundred Two and 04/100 (202.04) feet of the North
East Quarter (N.E. $\frac{1}{4}$) of Section Twenty-three (23),
Township Thirty-nine (39) North, Range Twelve (12),
East of the Third Principal Meridian, lying East
of the center line of the Des Plaines River and West

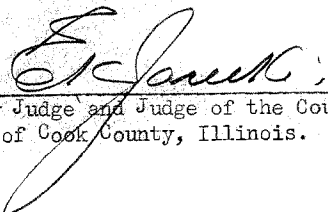
of a line Seven Hundred Forty-seven and ninety-six hundredths (747.96) feet of and parallel to the East line of said Section Twenty-three (23); also that part of the South Two Hundred Two and 04/100 (202.04) feet North Four Hundred Four and 08/100 (404.08) feet of the North East Quarter (N.E. $\frac{1}{4}$) of Section Twenty-three (23), Township Thirty-nine (39) North, Range Twelve (12), East of the Third Principal Meridian, lying East of the center line of the Des Plaines River and West of a line Six Hundred Twenty-five and ninety-six hundredths (625.96) feet West of and parallel to the East line of Section Twenty-three (23), situated in the County of Cook and State of Illinois,

being all of the territory embraced in and comprising the Village of Forest Park, situated in the County of Cook and State of Illinois, is duly organized into a Park District pursuant to the aforesaid statute, under the said name of "PARK DISTRICT OF FOREST PARK"; with all the powers and privileges of a Park District of the State of Illinois organized under such Act; whereof let all persons take notice; and I FURTHER FIND, CERTIFY AND DECLARE that said JOHN S. MURRAY; FRED STEERS; RAYMOND H. WARNECKE; DR. J. T. WARNER and HARRY WEIDEMANN are the five (5) persons who received the highest number of votes cast at said election for Commissioners for said "PARK DISTRICT OF FOREST PARK"; and it now appearing to the Court that each of said Commissioners has taken and subscribed an oath to well and faithfully discharge his duties as such Commissioner, and upon the filing of such oath in this Court, and the filing of a Bond by each of said Commissioners in the penal sum of FIVE THOUSAND (\$5000.00) DOLLARS to said "PARK DISTRICT OF FOREST PARK" for the faithful discharge of his duties, and the approval of said Bonds by this Court, and the filing of said Bonds in the office of the Clerk of the County Court of Cook County, being the County in which all of said Commissioners reside; I, THEREFORE, HEREBY FIND, CERTIFY AND DECLARE that said JOHN S. MURRAY; FRED STEERS; RAYMOND H. WARNECKE; DR. J. T. WARNER and HARRY WEIDEMANN, were, at said

election, duly elected, and are upon the filing of such Oath and Bond as aforesaid, duly elected Commissioners of said "PARK DISTRICT OF FOREST PARK", as provided by said Act.

WITNESS my hand and seal this 14 day of November,
A. D. 1934.

Let this statement of the result of said election be entered upon the records of the County Court of Cook County, Illinois.



County Judge and Judge of the County
Court of Cook County, Illinois. (SEAL)

ATTACHMENT I
Justification for Cleanup Cost-share Waiver

The Park District of Forest Park will pay the Statutory 20 Percent Cost-share; therefore, a cost-share waiver is not required.

ATTACHMENT J
Property-Specific Determination Request

The Former Roos Property does not fall into the category of properties that require a property-specific determination. Therefore, the Park District of Forest Park is not requesting a property-specific determination.

ATTACHMENT K
Petroleum Eligibility Determination Information

The Roos Property is not a petroleum site; therefore, no petroleum eligibility determination is required.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/18/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Park District of Forest Park

* b. Employer/Taxpayer Identification Number (EIN/TIN):

366005876

* c. Organizational DUNS:

1139882570000

d. Address:

* Street1:

7501 Harrison Street

Street2:

* City:

Forest Park

County/Parish:

* State:

IL: Illinois

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

60130-2020

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Larry

Middle Name:

* Last Name:

Piekarz

Suffix:

Title:

Executive Director

Organizational Affiliation:

* Telephone Number:

(708) 366-7500

Fax Number:

* Email:

lpiekarz@pdofp.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

D: Special District Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-06

* Title:

FY16 Guidelines for Brownfields Cleanup Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Park District of Forest Park Brownfields Cleanup

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="141,544.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="341,544.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: